

REDWOOD HOME PLANS

*By
California
Architects*



REDWOOD HOME PLANS

.. by ..

CALIFORNIA ARCHITECTS

[[SECOND EDITION]]

WITH

TEN SMALL HOMES

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IN the revised and enlarged edition of "Redwood Home Plans By California Architects" will be found eleven of the most pleasing and popular of the designs originally selected by the Jury of Award from entries of forty-eight certified California Architects in SMALL, ALL-WOOD HOUSE COMPETITION held under auspices of the San Francisco Chapter, American Institute of Architects, with program approved by San Francisco sub-committee of "Committee of Competitions" A. I. A.

To these have been added eleven new and original designs by other well known California Architects, notably Mr. Clifford A. Truesdell, Jr., who is Chairman, Small House Committee, Southern California Chapter, American Institute of Architects.

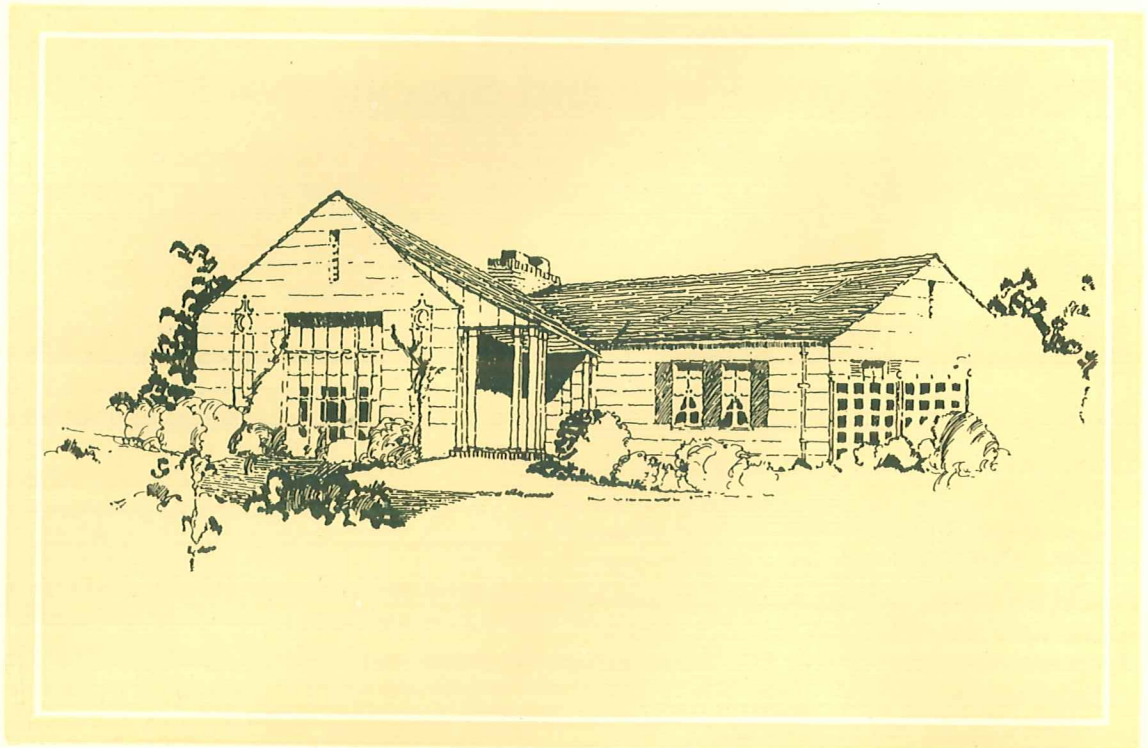
The designs of Eastern and mid-Western Small Homes, (pages 33 to 42 inclusive) have been carefully chosen from the many excellent plans by "The Architects' Small House Service Bureau." This bureau, the only public service of this kind in the country, is controlled by The American Institute of Architects, and indorsed by the United States Department of Commerce. The ten Bureau designs included in the second edition of "Redwood Home Plans" are reproduced by permission.

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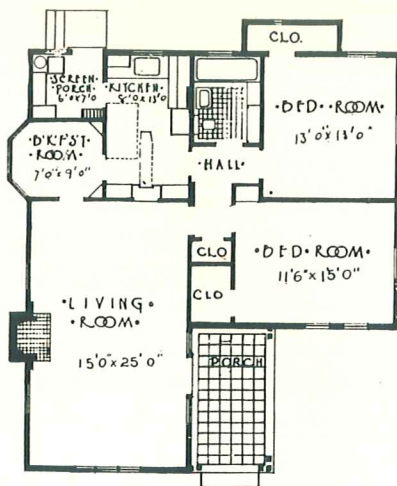
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California Redwood Association
24 California Street
San Francisco

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ARTHUR C. MUNSON, Architect

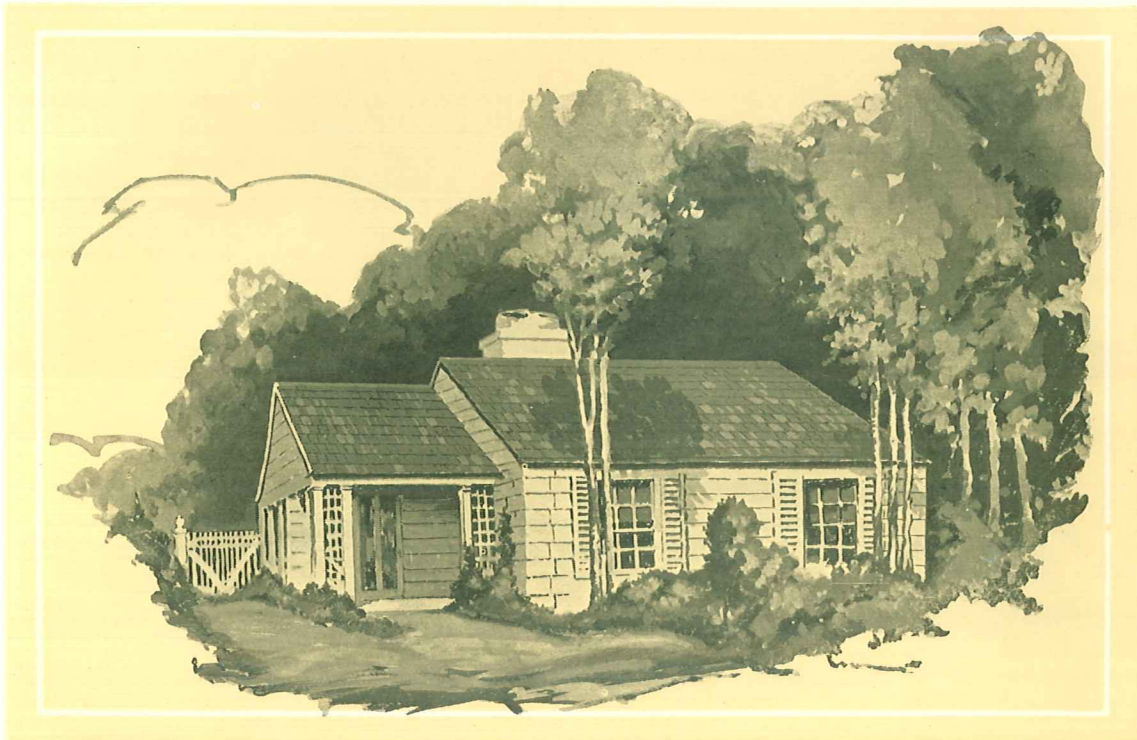


FLOOR PLAN

Terrace

A SMALL, complete, inexpensive home for a small family, easily placed on a 50-foot lot to allow an attractive garden space and a driveway if desired. The bedrooms and bath are nicely isolated from the living room, and the living room convenient in case the breakfast nook proves inadequate. All plumbing is centralized in twenty feet along the back of the house—a feature making for economy in building.

An exterior of Redwood siding will harmonize well with the simple Dutch architecture. It will last for generations with only infrequent painting, will stay tight and sound in any climate, and prove an excellent insulation against cold.



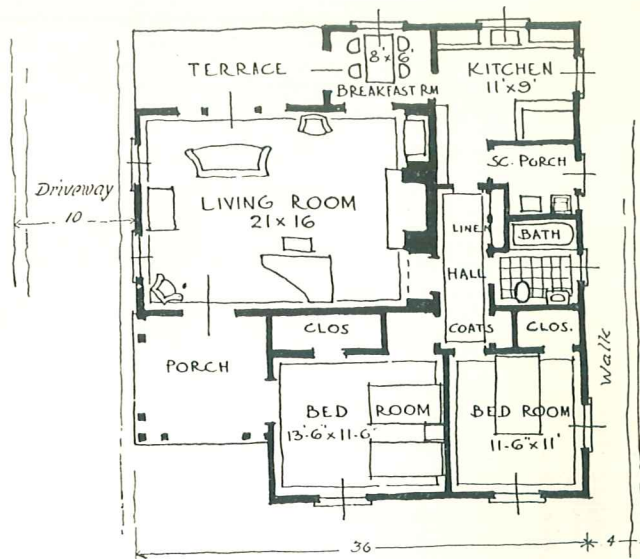
Award
R. D. MacPHERSON, Architect
HARRISON CLARKE, Associate

Belmont

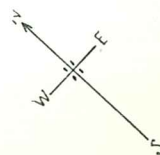
A COMPELLING example of pure architectural proportion, reminiscent of a garden pavilion on some hillside estate. Excellent balance of wall surface and windows makes the most of elements available in a remarkably successful way.

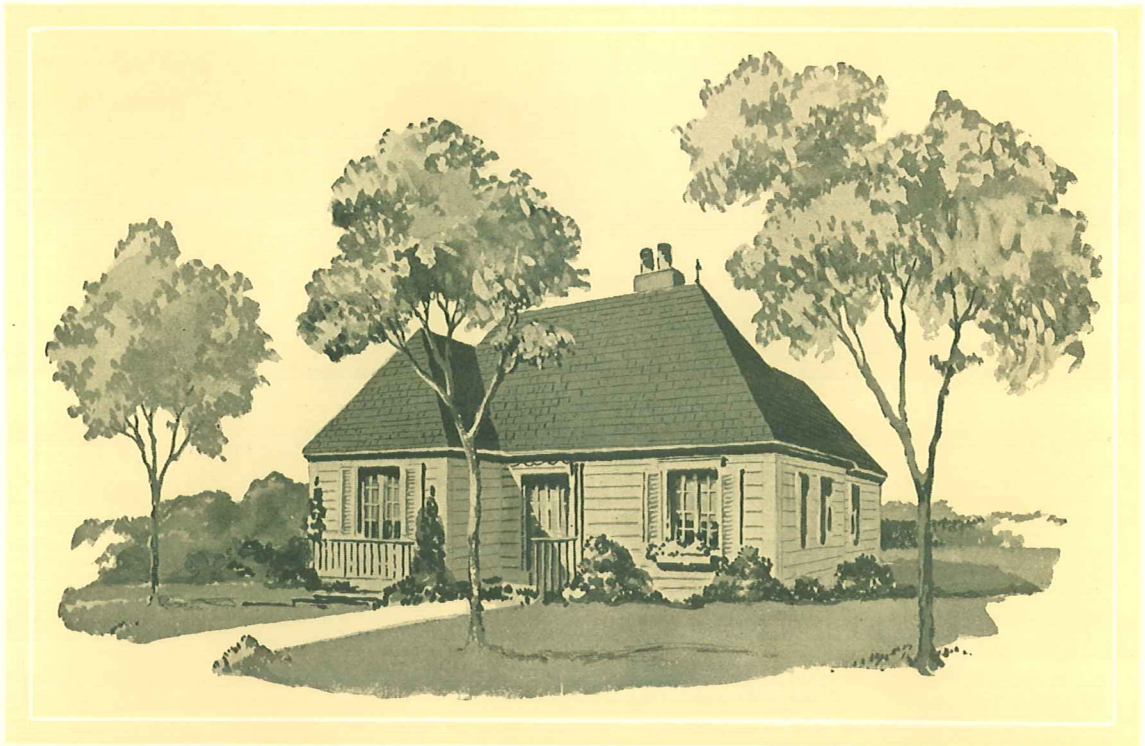
Easy access from the entrance is secured without sacrificing privacy. See how the breakfast room and living room open to the attractive terrace at the rear. And the abundance of closets, linen cases and such for the housekeeper's convenience.

White or gray wide Redwood siding, light green weather-blinds and gray green shingles are suggested. Suitable for a 50-foot lot, south exposure. 1200 sq. ft.; architect's cost estimate, \$4200.00.

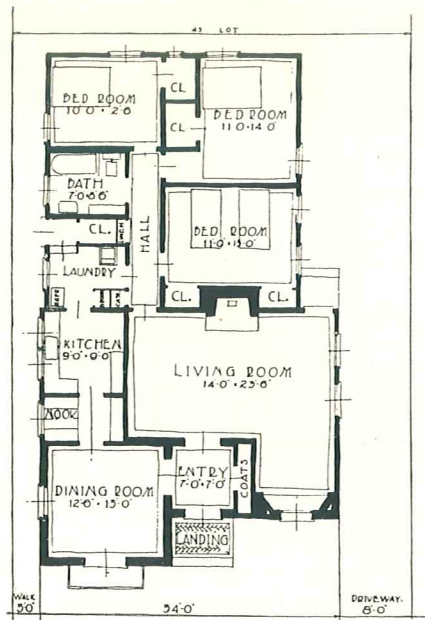


FLOOR PLAN

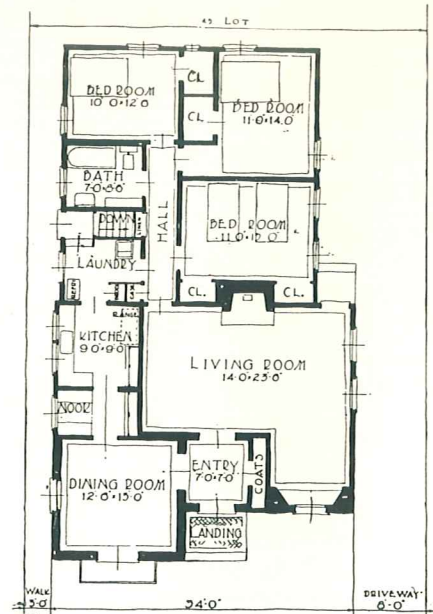




CLIFFORD A. TRUESDELL, JR., Architect



FLOOR
PLAN

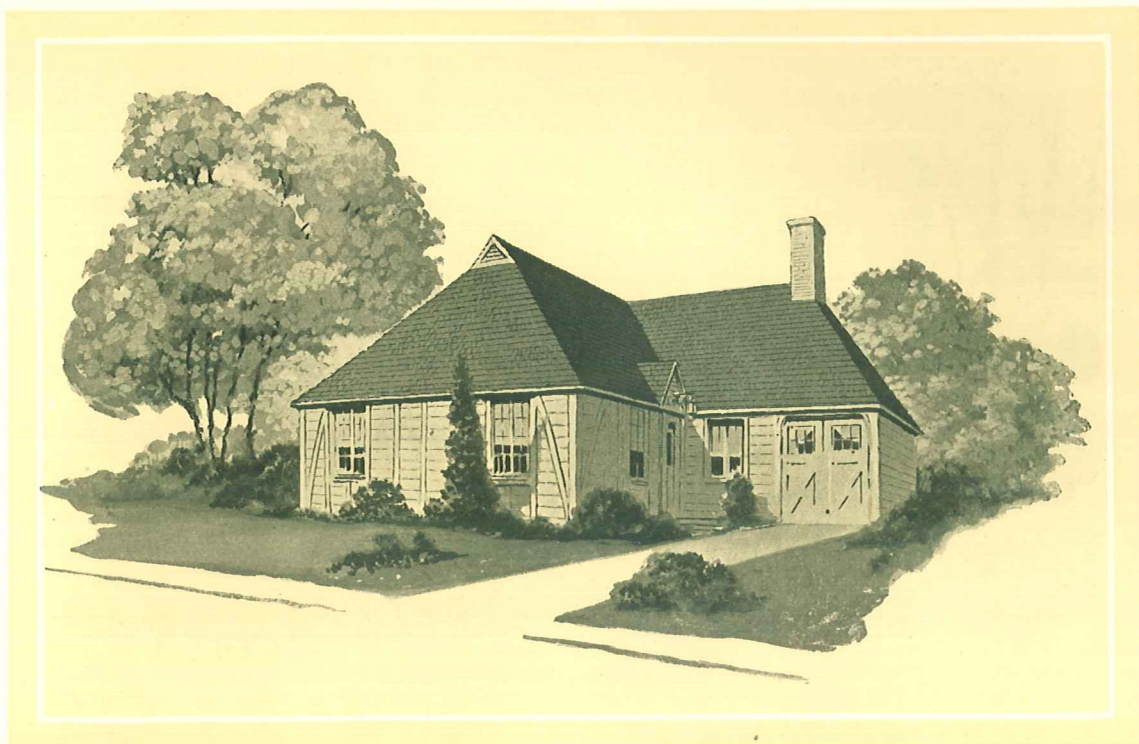


ALTER-
NATE
FLOOR
PLAN

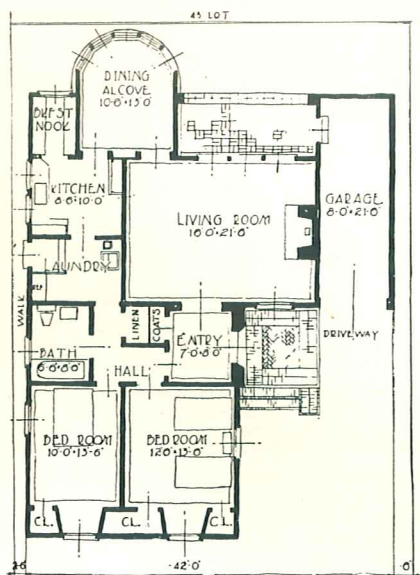
Duchess

SNUG and compact, yet commodious. Note the three bedrooms, unique living room design and convenient closet space. The kitchen, laundry and bath are so arranged as to simplify plumbing installation.

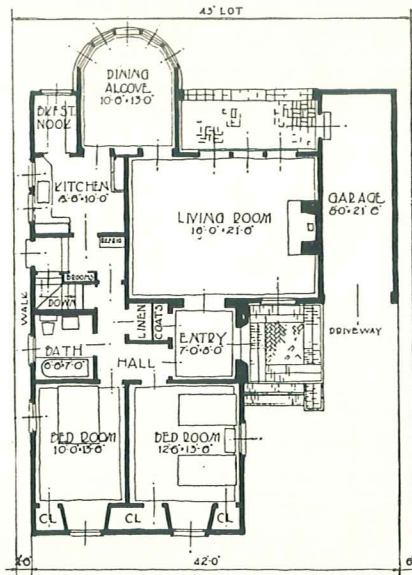
An exterior of California Redwood siding assures a dry, even-temperated home at low cost and low upkeep. It is harmonious with shuttered windows and window boxes. Architect's cost estimate, \$5582.00; with basement, \$6149.00.



CLIFFORD A. TRUESDELL, JR., Architect



FLOOR PLAN

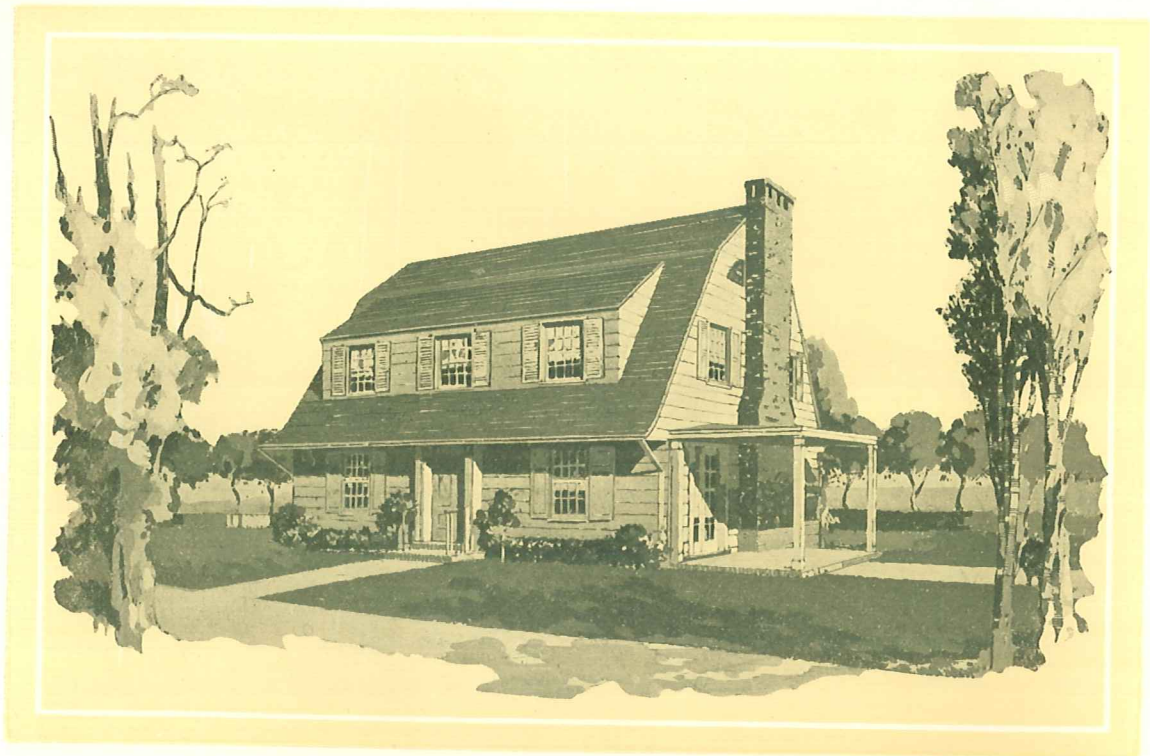


ALTERNATE FLOOR PLAN

Haven

NO PICTURE showing only one or two sides of this home can do justice to its many interesting features. Imagine the charm of the dining alcove, open on the garden and court on three sides. The spacious living room may have French doors to the front garden as well as the back. The unobtrusive garage illustrates the ingenuity characterizing the plan treatment throughout.

We call attention to the artistic exterior of Redwood siding. This finish will require painting only once a decade. The joints will stay tight, and your home will have an insulation from extremes of weather that can not be achieved in common exteriors. Architect's cost estimate with porch and garage \$4799.00, with basement \$5987.00.



Honorable Mention — DEAN & DEAN, Architects

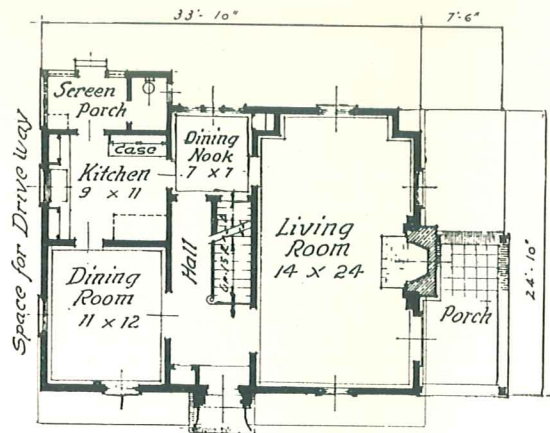
Mynheer

A MODIFICATION of the popular Dutch Colonial eminently suited to Redwood treatment. Great possibilities for charming color combination so important to the seeker after his "dream house."

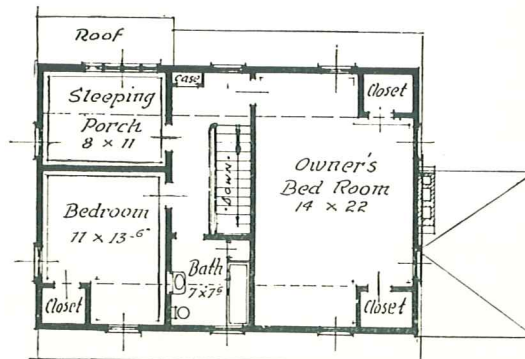
This exterior is suited to any locality, while the plan possesses remarkable proportion. Notice how expertly the breakfast nook is placed behind the hall and stairway, equally accessible to both living room and kitchen.

Above, the spacious main bedroom will appeal, with the generous sleeping porch equivalent to another bedroom.

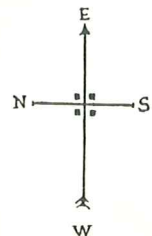
Western exposure.
Architect's estimated cost, \$7,000.00.

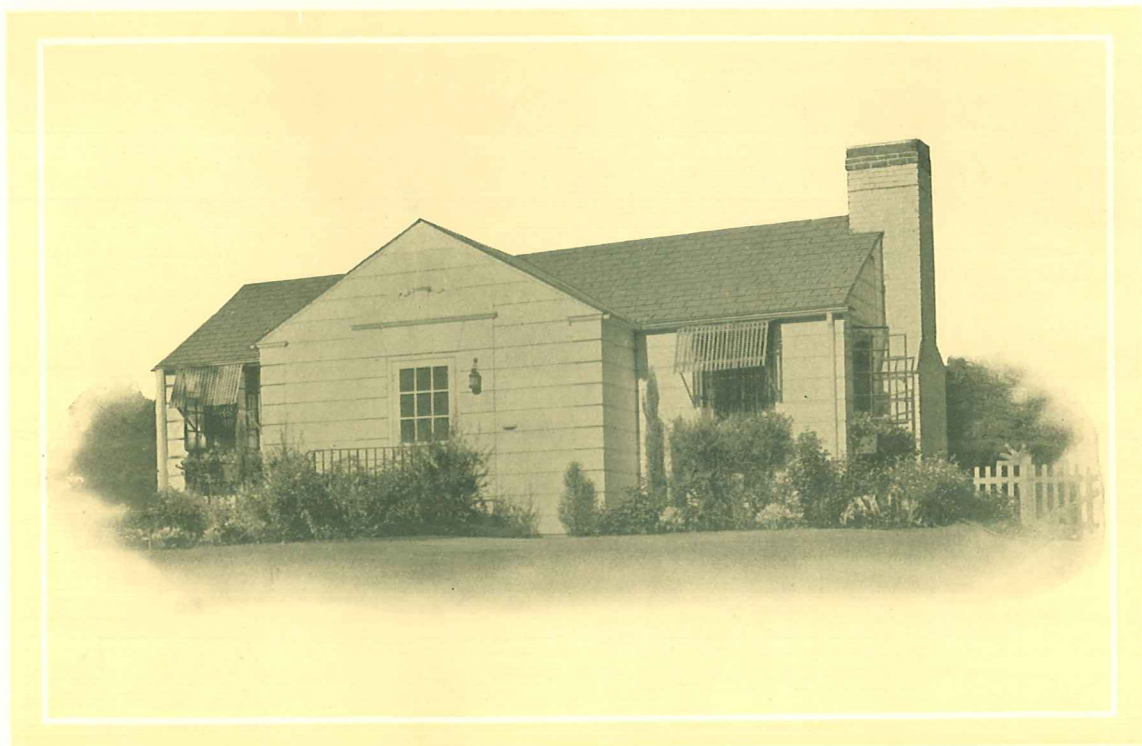


FIRST FLOOR PLAN



SECOND FLOOR PLAN



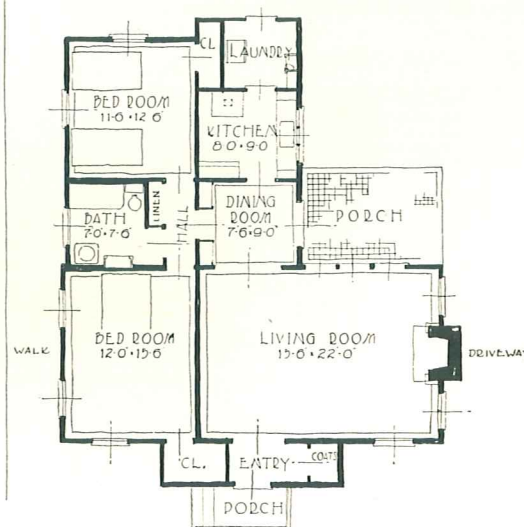


DONALD D. McMURRAY, Architect

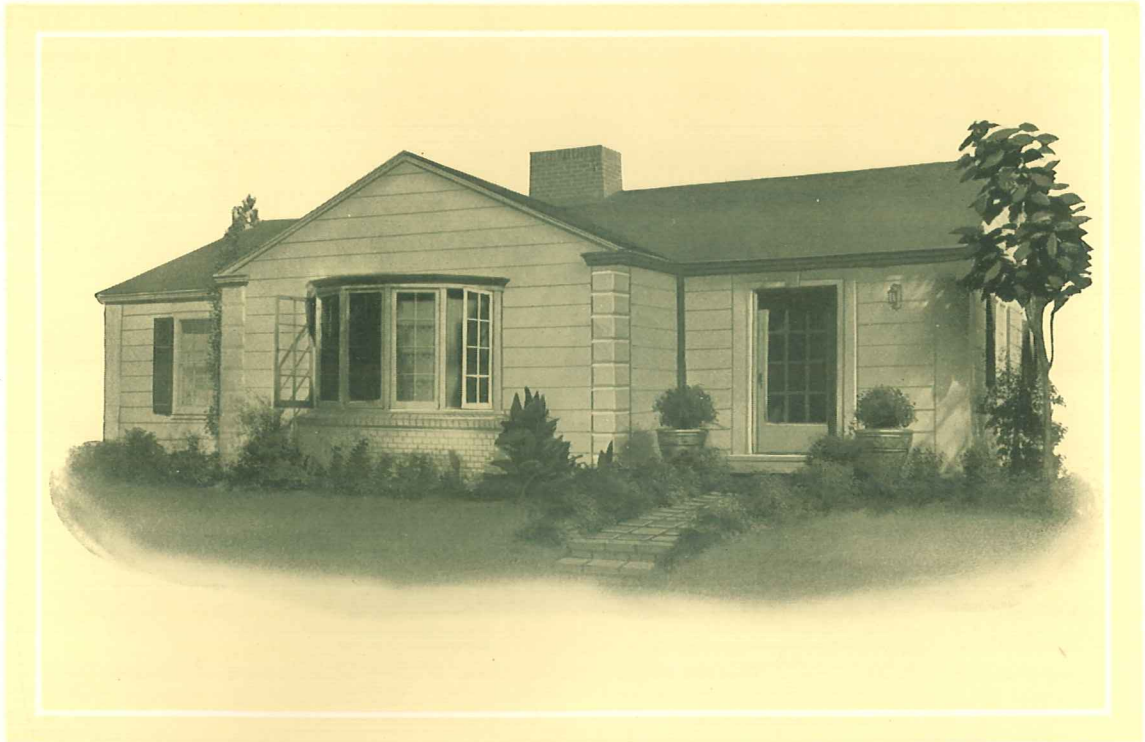
Uplands

SUBSTANTIAL, sturdy, and snug. A type of home that lends itself readily to any setting. It can be tucked away in the trees, or set on a hilltop. Both the living room and the dining room have pleasant access to a sunny, spacious porch or flagstone terrace.

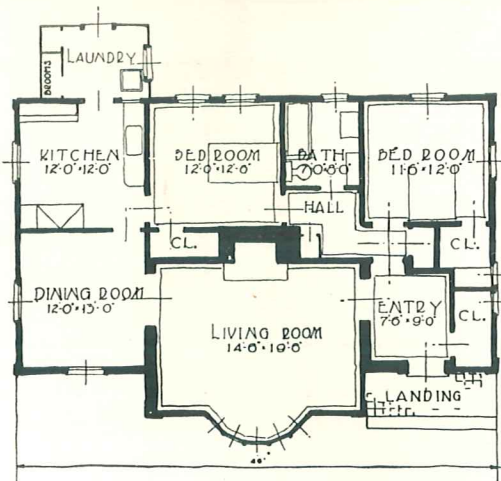
A redwood trellis, fence, shades, and garden furniture will harmonize perfectly with the redwood exterior. In addition, such construction will prove durable to a remarkable degree. Architect's cost estimate \$4476.00.



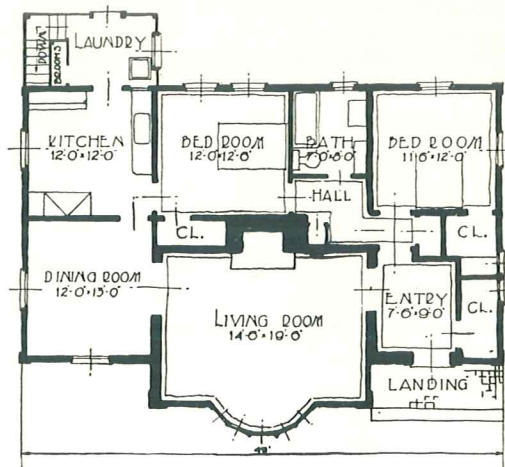
FLOOR PLAN



D. R. WILKINSON, Architect



FLOOR PLAN



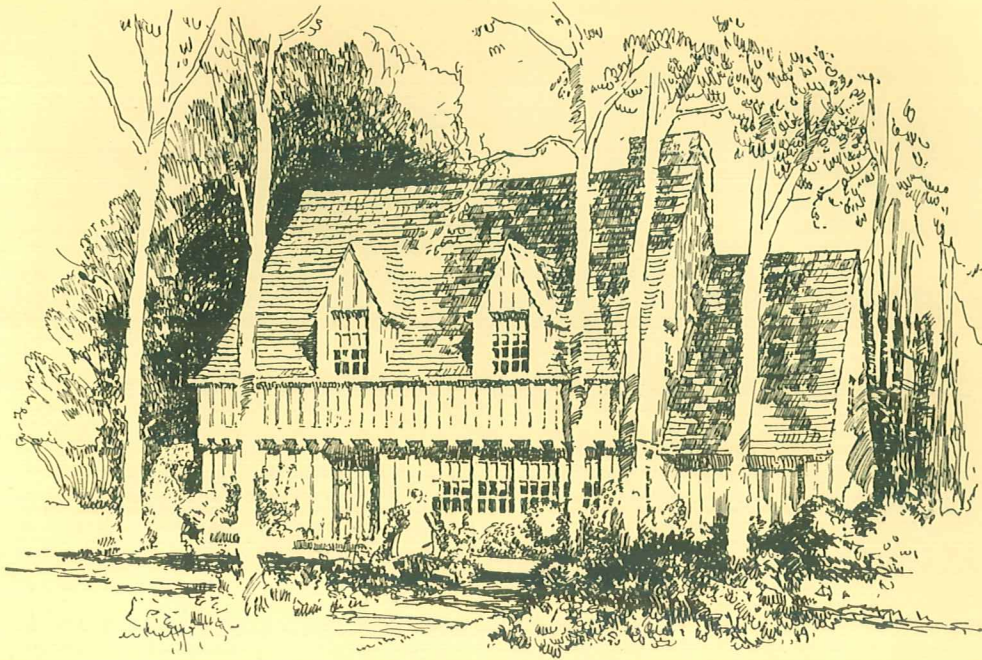
ALTERNATE FLOOR PLAN

Piedmont

THIS design has two features generally omitted from the small home plan. A spacious dining room, with windows on two sides replaces the smaller breakfast nook. A large entry with a commodious

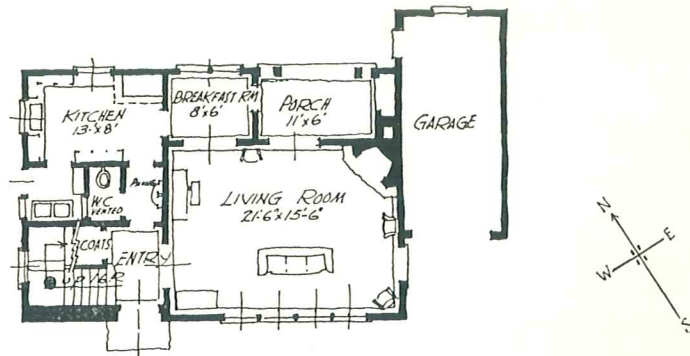
closet leaves undisturbed any living room gathering when the door bell is rung.

The bay window and large door into the dining room gives the living room an open airiness that the dimensions do not suggest.



Award
R. D. MacPHERSON, Architect
HARRISON CLARKE, Associate

Chateau



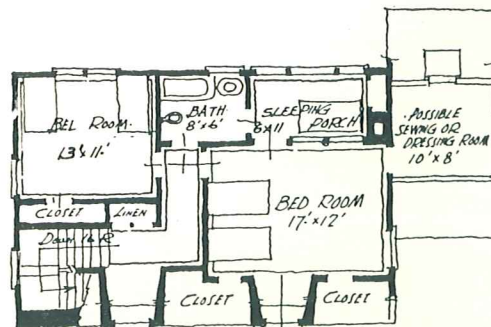
FIRST FLOOR PLAN

IDEALLY suited to Redwood treatment. Roof and walls are well proportioned to effect spaciousness, emphasized by the second story overhang with the corbels and the generous sweep of the roof.

Surpassing color possibilities—walls in natural color and roof of irregularly laid and colored sawn Redwood shakes with slate green predominating; sash in white.

The plan embraces extra features, such as the workable-sized breakfast room instead of "nook," and the sewing room, of quickly recognized practicability.

For a 50 ft. lot. 18,480 cu. ft.; architect's cost estimate, \$6468.00. Garage, 2940 cu. ft. at \$558.00 additional.



SECOND FLOOR PLAN



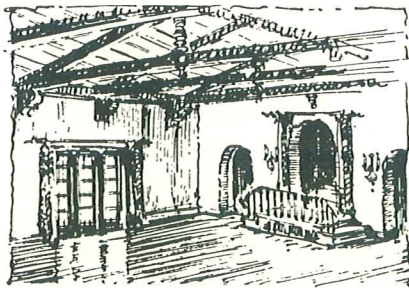
Honorable Mention
 ROLLAND H. HOLBROOK, Architect
 DAVID M. MASON, Associated

Tudor

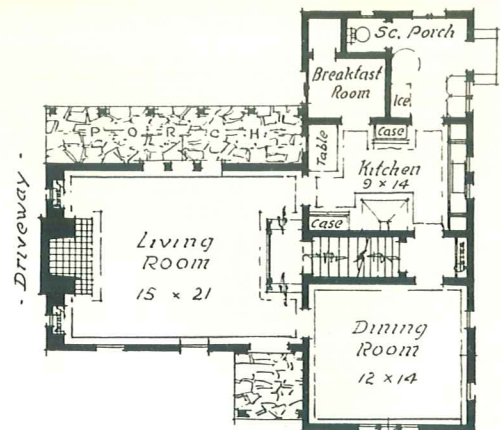
ANOTHER design most suitable for the use of Redwood, particularly in the harmonious treatment of wood and plaster panels. Of Tudor influence—hence its name. Would be exquisite in natural Redwood color, with window sashes and shutters in warm blue.

Within, the charm of the raftered living room, practical arrangement on both floors to secure best circulation and ventilation. Hospitable, spacious, yet economical.

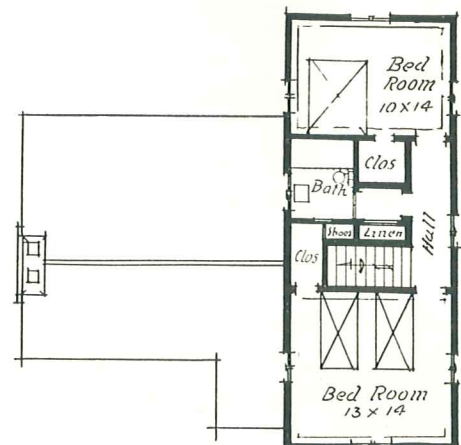
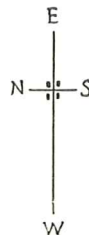
Five rooms; plus porches, 1641 sq. ft. Architect's cost estimate, \$6222.00. Suitable for 50-ft. lot, western exposure.



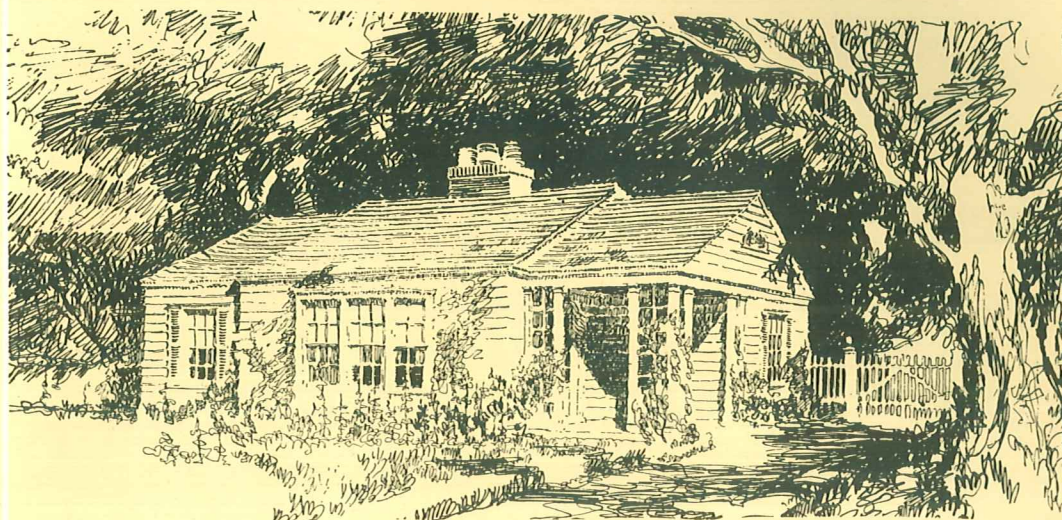
LIVING ROOM



FIRST FLOOR PLAN



SECOND FLOOR PLAN

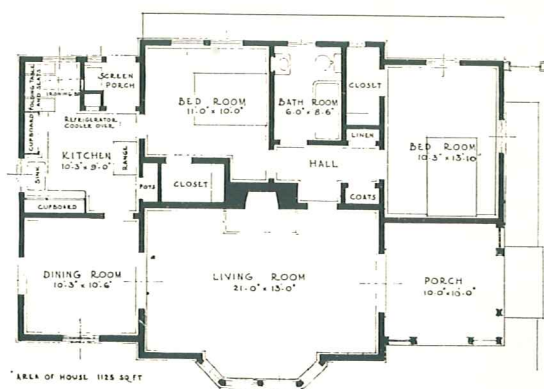


R. D. MacPHERSON, Architect

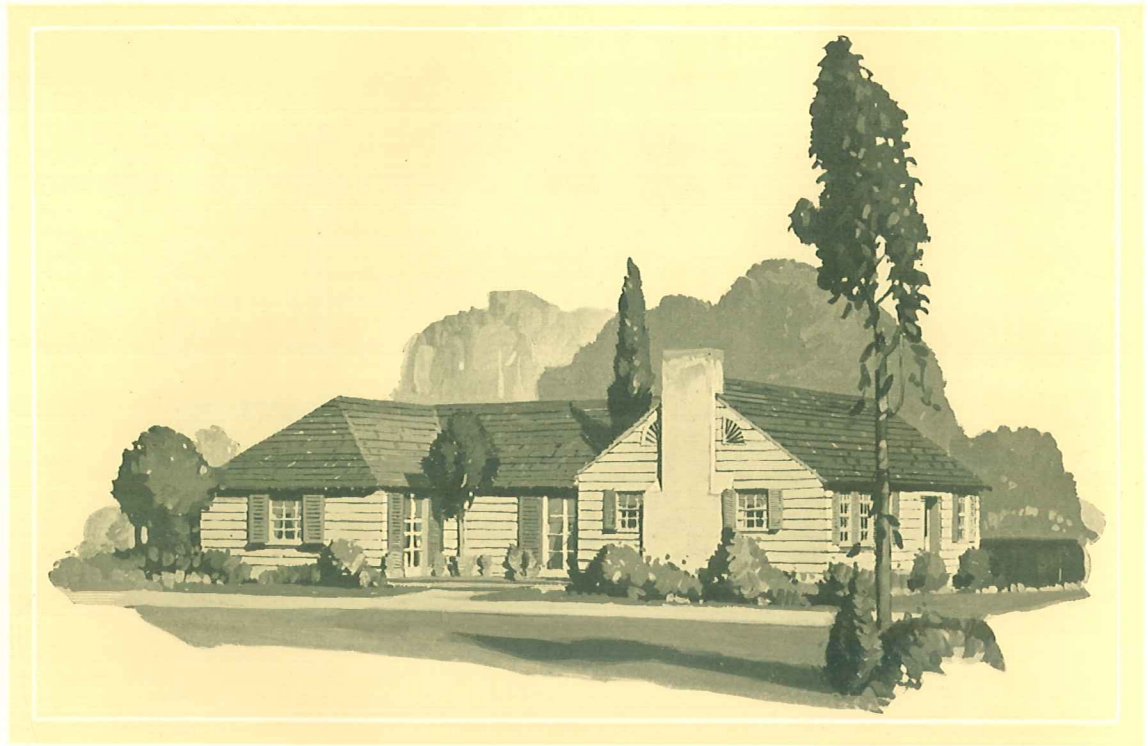
Grove

INEXPENSIVE,* informal, adequate. A big bay window opposite the fireplace gives the living room an airy openness so desirable when a home is small and shaded.

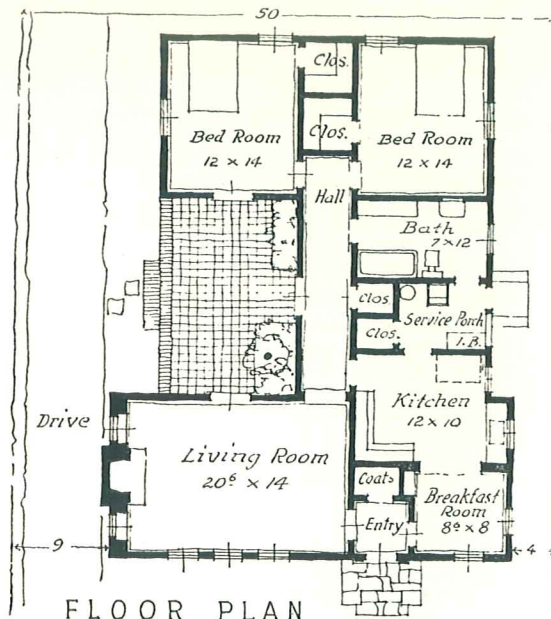
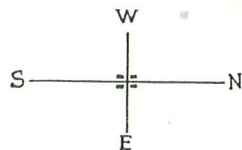
The architect's plan calls for Redwood exterior siding, Redwood pillars on the open porch, and Redwood fence. This wood is always specified for mudsills and other construction where a wood of great durability and permanence is essential. Redwood will last for generations without attention. And it is fire retardant—hard to ignite and easy to extinguish.



FLOOR PLAN



Award
J. C. SIMMS, Architect



Pioneer

FLOOR PLAN

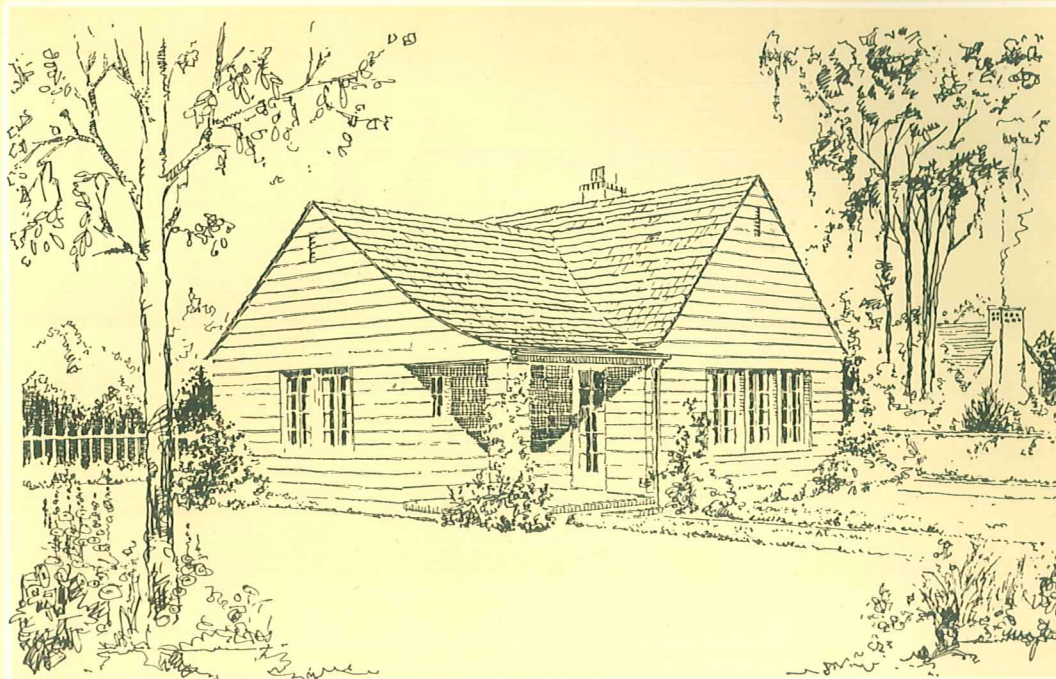
IN this snug little home California and New England join in a happy union of East and West. Pleasingly symbolic of modern America, if you please.

That simple front door and artful windows speak hearty welcome. The sturdy chimney

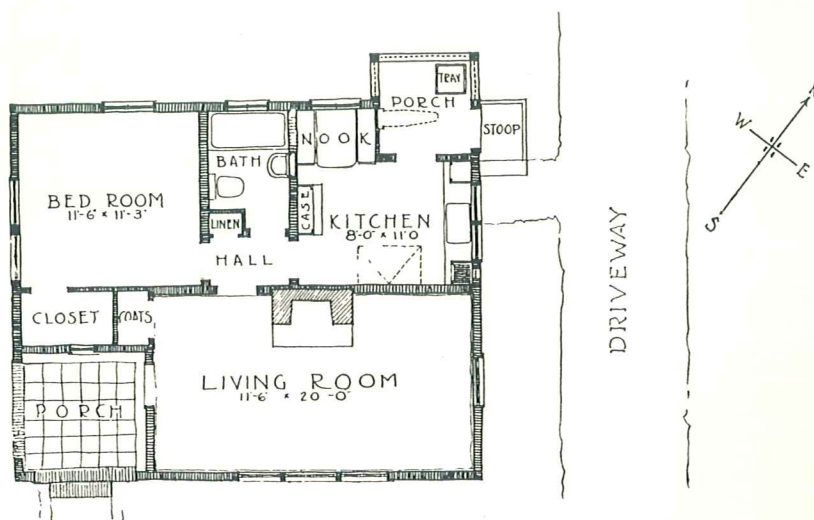
flanked by fan shaped attic windows completes a charming exterior.

Well-arranged within, too, with living quarters so expertly separated from sleeping rooms.

Designed to face East, on a 50-ft. lot with 7-ft. drive. Floor area 1336 sq. ft. and architect's cost estimate \$4943.20.



Honorable Mention
H. O. SEXSMITH, Architect



FLOOR PLAN

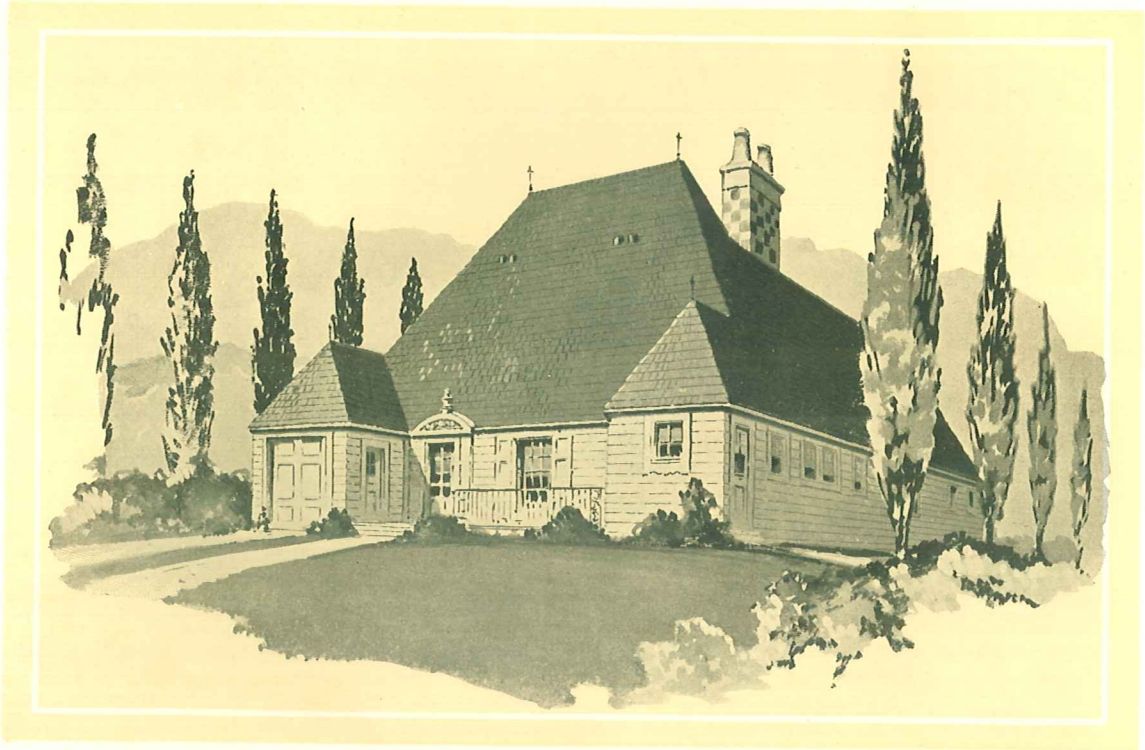
Twosome

PICTURED nestling in a colorful setting of vines and flowers, "Twosome" approaches the ideal as a perfect 3-room cottage. Domesticity is a dominant note—quiet, peaceful, contented.

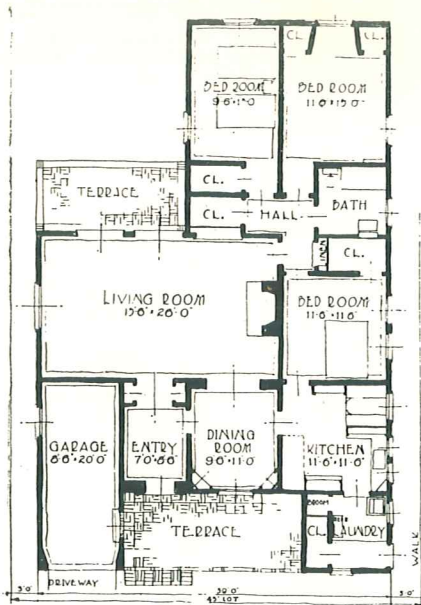
The touch of the demure in that gentle slope of the roof over the porch. Incidentally, the roof allowing ample attic space and ventilation for warmer climates.

Disposition of space is masterfully handled in the plan. For example, the placing of the breakfast nook, convenient hall-way, the coat closet cut from the bedroom closet without harm to the latter.

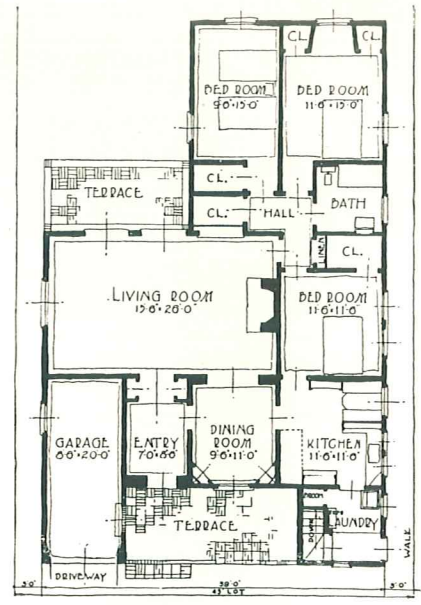
To face the south. 737.8 sq. ft. Architect's cost estimate \$2495.00.



CLIFFORD A. TRUESDELL, JR., Architect



FIRST FLOOR PLAN



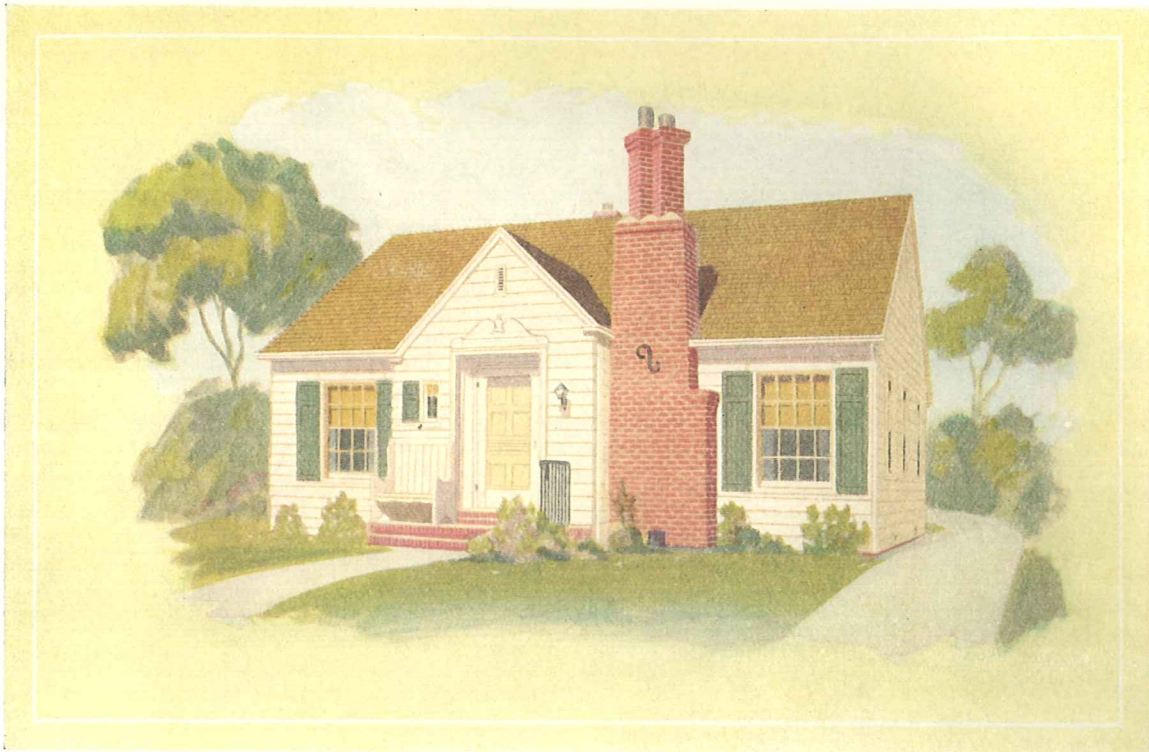
ALTERNATE FLOOR PLAN

Villa

RESTFULNESS is the keynote of this home. The deep, long sweep of the roof and the low side walls give an air of repose that is emphasized by the freedom from detail. The eye is brought down to the window level without a stop. No upper windows nor ornamental gable interrupts. This type of construction is artistic and practical as well. Plenty of attic space is assured, and the

air chamber above the ceiling insures even inside temperatures during any weather. Note the attractive garage treatment. The two floor plans deserve attention—they are similar except that one allows for steps to the basement off the laundry.

Architect's cost estimate \$5829.00, with basement \$6296.00.



This was the Sacramento, California "Better Home," built at 965 Third Avenue Riverside Terrace, during Sacramento's "1926 Better Homes Week."

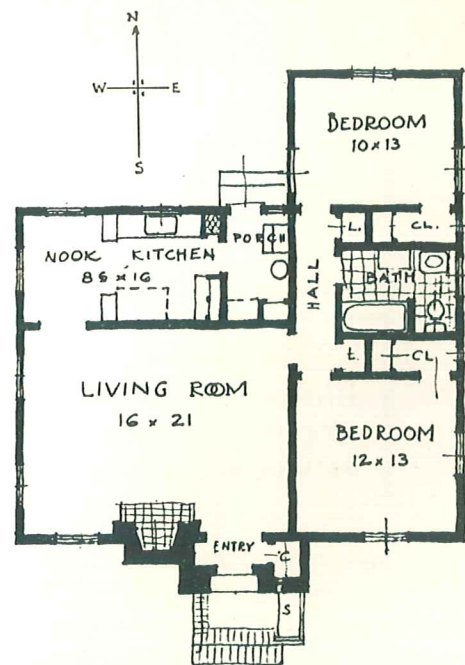
Award
W. G. BYRNE, Architect

Westover

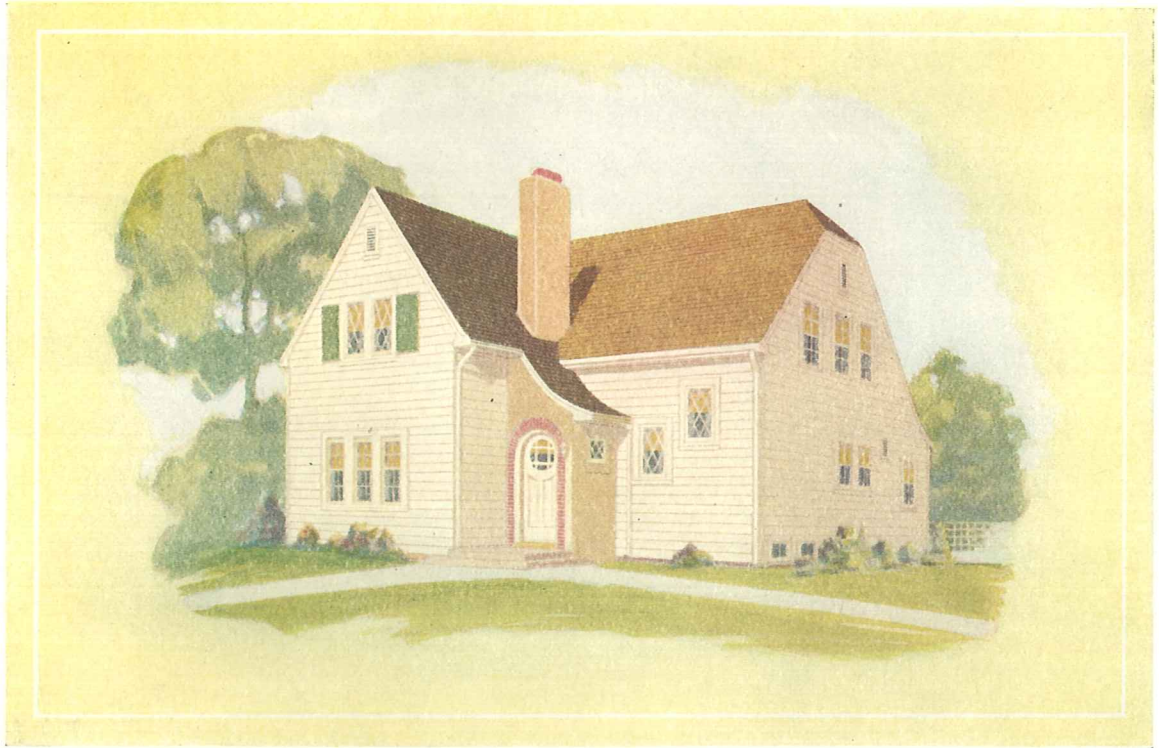
HERE are colonial motifs displayed in a new way, with the name paying just tribute to famed Westover House in Virginia, to which our doorway bears noticeable similarity.

Successfully unusual without becoming bizarre. An effective use of Redwood siding, aided by the flat wood ornament over the front door. And the chimney worked skillfully into the entrance-way angle. Roof-line broken enough to give charm without adding undue expense.

The plan achieves two bedrooms, with the large breakfast nook serving also as dining room. 1130 sq. ft. floor space. Architect's cost estimate, \$4520.00.

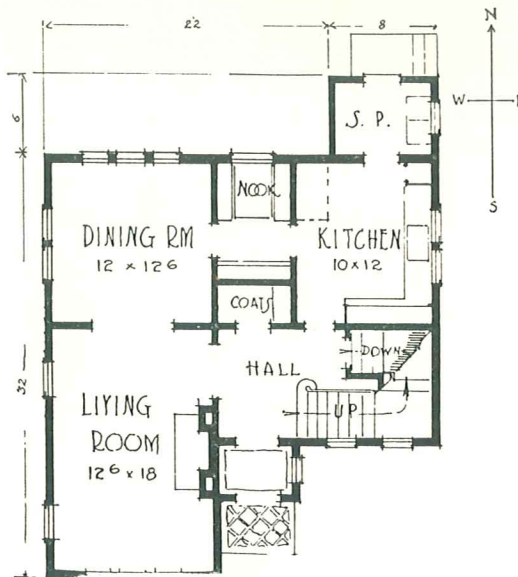


FLOOR PLAN

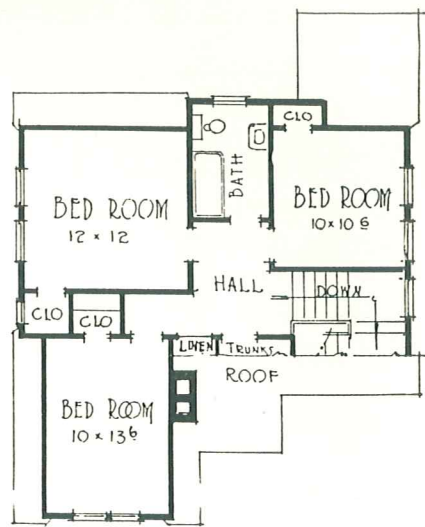


This was the Stockton, California, "Better Home" built at Pershing Avenue and Poplar Streets during Stockton's 1926 "Better Homes Week."

Honorable Mention
NAT PIPER, Architect



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Hathaway

Picture this attractive English type done in weathered effect on Redwood siding, shingles irregular and in different stains, and warm colored stucco entrance. Then the red brick facing of the recessed entrance and the tiled chimney pots—surely a delightful color scheme.

Plan of good circulation and convenience, responding, too, to the English love of privacy in home life. Well-balanced arrangement, both upstairs and down.

1448 sq. ft. floor space. Architect's cost estimate, \$5792.00.

California Redwood

1 1 1

FROM FOREST SERVICE (U. S. DEP'T. OF AGRICULTURE), Circular 193, by A. L. Heim, Engineer in Forest Products. Even as early as 1912, this authority says, speaking of California Redwood:

"DISTRIBUTION—Redwood (*sequoia sempervirens*) grows on the California coast in a strip extending inland from 10 to 30 miles and extending from the northern border of the State southward to a little below Santa Barbara. Redwood may be confused with the big tree (*Sequoia Washingtoniana*), noted for its size and age, but these 'Big Trees' are no longer used for lumber, except in cases where they are blown down.

"APPEARANCE AND CHARACTERISTICS OF THE WOOD—The heartwood varies in color from a light cherry to a dark mahogany. The narrow band of sapwood is almost white.

"USES—Redwood is used for all kinds of construction and finishing purposes. In Australia and on the Pacific Coast it is extensively used in the manufacture of SASH AND DOORS . . . Immunity* from decay and the ravages of white ant makes Redwood desirable for FOUNDATION WORK, MUDSILLS . . . ; Redwood resists fire well, and even when ignited burns very slowly. It checks but little when exposed to the sun, and is practically free from resin. These properties make it especially suitable FOR USE IN BUILDING."

From "COMMERCIALY IMPORTANT TREES OF THE UNITED STATES."—Redwood finds its largest use in general building, and especially for SIDING and shingles, where its great durability is especially desirable. Redwood is also much used for millwork because of its COMPARATIVE FREEDOM FROM SWELLING AND SHRINKING with atmospheric changes, after it is once thoroughly seasoned. Redwood is not resinous and DOES NOT BURN EASILY. It weighs when seasoned 26 pounds per cubic foot. This wood HAS NO CHARACTERISTIC ODOR OR TASTE.

"SELECTION OF TIMBER FOR SPECIAL PURPOSES."—Under this title Mr. F. E. Kidder, C. E., Ph. D., Architect and Fellow, American Institute of Architects, says (in "The Architect's and Builder's Pocket Book"):

"The following list indicates those woods which are usually considered as best adapted to the par-

ticular requirements met with in building construction and finishing":

And this noted authority proceeds to list CALIFORNIA REDWOOD, specifically, for

Outside Finish	Posts and Sleepers
Shingles	Interior Finish
	Siding and Clapboards

Virgin Forests of Redwood to Last 100 Years

Commercial Redwood (*Sequoia sempervirens*), which should not be confused with California's "Big Tree" (which is no longer used for lumber) grows in great profusion on the immediate coast of California. There are approximately one million acres now bearing merchantable Redwood timber, with a total of some fifty billion feet board measure. It is conservatively estimated that this present supply of virgin Redwood will last, at present rate of consumption, for nearly 100 years.

Adequate Future Supply Guaranteed

Despite the huge element of chance in the job of guarding tree growth through its many years of development, Redwood reforestation is a going business in California. Already it is beyond the stage of experiment.

Redwood lumbermen have guaranteed a continuous—yes, an increasing supply—by effecting a reforestation program in which, this year and every year, better than 20 YOUNG TREES ARE PLANTED FOR EVERY MATURE TREE HARVESTED. This program has been termed the foremost reforestation program in the United States to date. It involves, today (1927), the yearly planting of more trees and on more cut-over acres than even the United States Forest Service is accomplishing within any individual forest region. This great program was conceived, planned and is now executed and managed by manufacturers, most of whom are members of the California Redwood Association.

Redwood's Outstanding Characteristics

(1) Durability.

"Redwood possesses lasting qualities scarcely equalled by any other wood. Although very light and porous, it has antiseptic properties which prevent the growth of decay producing fungus." From Bulletin (Gov't.) No. 38, published in 1903.

*In view of recent experiments and in a spirit of fairness we suggest that the phrases "resistance to" and "retard" might be substituted for the phrases "immunity" and "prevent," as used in the publications here quoted.—California Redwood Association.

REDWOOD HOME PLANS

Redwood cabins built by the Russians (the first settlers in California) in 1811, more than a century ago, are still in use. These cabins are in exposed places where, during the winter, they are subjected to rain, fog and the sweeping winds of the Pacific and, during the summer, to the heat of the sun. Redwood has withstood these varied conditions for 116 years without rotting, warping or shrinking.

One demand upon Redwood is for shingles and it has been claimed for Redwood shingles, as for railroad ties, that they wear out before they rot. A Boston, Mass., building with a Redwood roof was still protected from the weather after 31 years. The roof on the old quarters of General Grant at Fort Humboldt, Cal., was doing service previous to 1853 and the shingles remained sound for more than 40 years afterwards. Decay had not marred them.

Says the King Construction Company, North Tonawanda, New York, manufacturers of greenhouses:

"Redwood has been used exclusively in King Greenhouses since 1911 and has proved highly satisfactory in thousands of greenhouses in every section of the United States. Our records show that there has been fewer complaints about the quality and durability of the Redwood woodwork than there was during the eight years when . . . was furnished exclusively."

Relative Durability of Untreated Woods

Data from "Technical Note No. 173," by the Forest Products Laboratory, U. S. Forest Service.

Kind of Wood	Durability Based On that of White Oak as 100%
CALIFORNIA REDWOOD . . .	125-175%
Douglas Fir	75-100%
Southern Yellow Pine	40-100%
White Pine (Eastern)	70- 90%
Idaho White Pine (Western White)	65- 80%
Western Yellow Pine (California White Pine, Ponderosa Pine)	35- 50%
Sugar Pine	45- 55%
White Fir, "Mountain Pine"	25- 35%
Western Larch	75- 85%
Sitka Spruce	35- 50%
Western Hemlock	35- 55%

(2) Freedom from Shrinkage, Warping and Twisting.

From Circular No. 193, U. S. Department of Agriculture, Forest Service (1912). "The shrinkage factor for Redwood is very low, although the wood contains a large amount of water when cut. The low shrinkage factor is an index of the fact that Redwood can be seasoned easily without checking."



Photograph by courtesy of American Forests (Washington, D. C.)

A REDWOOD STILL SOUND AFTER THREE CENTURIES

The great tree, six and a half feet in diameter, was 400 years old when it fell, while the ages of the trees growing over and around it are 340, 235 and 250 years, respectively

"California Redwood," says the Fenford Company of Oakland, "has been found from experience to be most satisfactory for interior trim. It does not shrink, swell or warp when thoroughly seasoned and therefore 'stays put' under the most trying conditions. As Redwood can be worked easier than most woods, it can be produced at a moderate cost, making it especially adaptable for interior trim."

"I know," says Eli J. Blanchard, "of no other wood that would have stood up so well under similar conditions, and years of experience as a painter convince me that Redwood is a more economical wood because of its superior paint holding qualities."

Says the U. S. Government (Report by Dept. of Agriculture, Forest Service, 1911): "The wood warps practically not at all, shrinks little and disfiguration from swelling need not be feared. The making of REDWOOD DOORS has been an important business. They are handsome, strong, light and hold their shape well under changes of climate. Swelling and shrinkage, . . . are reduced to a minimum with REDWOOD."

In the National Ice and Cold Storage Co., San Francisco, Redwood boxes are built around brine pipes in their cold storage plant to insulate the pipes from the heat of the engine room. The temperature of the pipes is 5 degrees Fahrenheit; the temperature of the engine room is 80 degrees Fahrenheit. In spite of a difference in temperature of 75 degrees on opposite sides of a one-inch Redwood board, it does not shrink, swell or warp and is entirely free from rot after 20 years' use.

Shrinkage

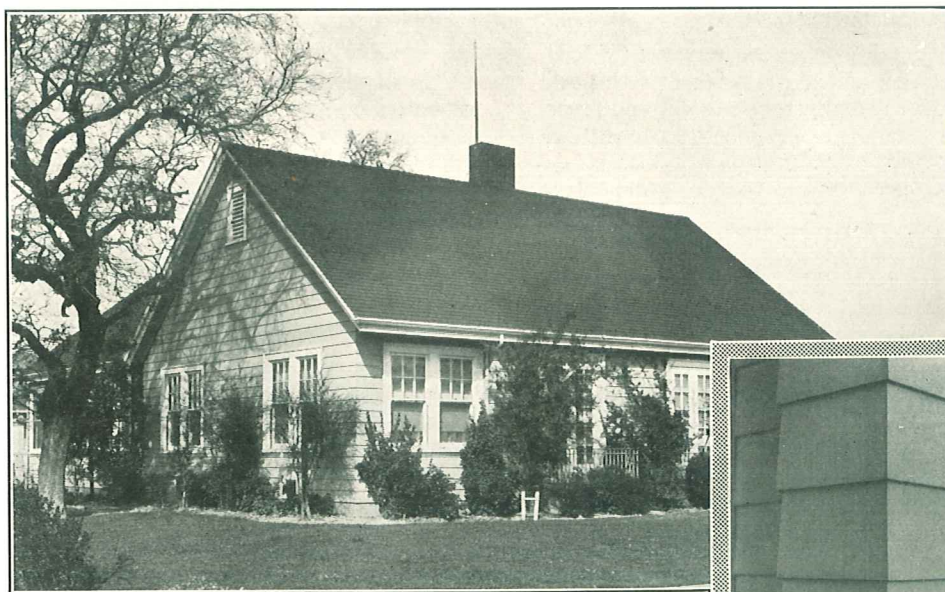
Comparative terms used in "Physical and Mechanical Properties of Woods Grown in the United States" (by Forest Products Laboratory, U. S. Forest Service), translated into figures, 1 meaning "very small."

California Redwood	1
Pine, Eastern White	1
Pine, Sugar	2
Pine, "California White," "Pondosa" . . .	3
Fir, White (Mountain Pine)	3
Douglas Fir (Oregon Pine)	4
Hemlock, Western	4
Larch, Western	4
Spruce, Sitka	4
Pine, Loblolly and Shortleaf	4
Pine, "Idaho White"	4

(3) Workability.

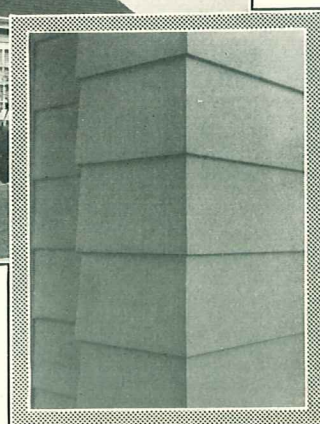
By saving time of skilled artisans—on the job and in the factory—Redwood saves money. That such a saving is a real and worth while one, is vouched for by a prominent California contractor (name on request), who states:

"In figuring closely on a residence job—as must be done if the job is to be secured—I know I can count on saving 10% in labor provided the owner



Says Mr. Eli J. Blanchard (Stockton, Calif.), of the $\frac{3}{4}$ x 8 inch Redwood Colonial Siding on the exterior of his home:

"In more than six years not one of the mitered corner joints (see inset photograph) has opened up and there are no splits."



uses Redwood. Redwood saves an additional 5%," he adds, "because it works up with less waste material."

And these figures are verified by Sacramento, California, contractors.

"Redwood is easy to fabricate and therefore insures economical results," says Architect L. C. Mullgardt, who adds, "Redwood may be advantageously used in every manner in which other finishing woods are customarily used. It is renowned for its durability against the ravages of time. Structural and artistic effects are obtainable, differing from and surpassing in quality many so-called hard woods."

And Architect Frederick W. Perkins writes: "I like it because of its workable qualities, because it will stay where it is put, because it has, in fact, so many of the excellent qualities of white pine with the added individuality in color and figure which suggests its use for paneling, not as a substitute for nor an imitation of other woods, but for its own decorative value."

(4) Lack of Pitch: Fire Retardent.

California Redwood is in a family (botanically speaking) separate and distinct from those of which the many firs and pines are members.

Redwood contains no pitch.

It is, therefore, unnecessary to apply shellac here and there on Redwood—a most unsatisfactory and expensive job, by the way, because with artificial heat in the home, pitch if present, WILL OOOZE, despite shellac—before applying a really fine finish job of paint or enamel on Redwood.

This lack of pitch is one of the reasons for Redwood's fire-retardation. And because of this and its durability, Redwood receives direct and favorable mention in building ordinances by state authorities, by banks, building and loan associations, etc.—recognition of great value to the prospective builder.

Says University of California Bulletin No. 299:

"Redwood makes a good shingle wood because of its durability and the *slowness with which it burns*. If properly laid, a vertical grain No. 1 clear Redwood shingle roof should last from 25 to 40 years. Redwood shakes, which are either sawed or split shingles, commonly 36 inches long, 6 inches wide and $\frac{1}{4}$ inch thick, without taper, are widely used in California for sidewall coverings of buildings because of the distinctive appearance which they give."

In Los Angeles, California, Building Ordinances, a Standard fire door is:

"A door constructed of not less than three thicknesses of tongued and grooved Redwood boards . . . not less than 13/16 inch thick nor more than 6 inches wide."

Says State Forester, Merritt B. Pratt, "Redwood is particularly adapted for buildings subject to fire exposure since it is hard to ignite and slow to burn, and fires are easily extinguished. The fire-resistant quality of Redwood was well shown at the time of the great San Francisco fire in 1906 when the burned district was fringed with houses built with Redwood which resisted the flames until they could be controlled."

(5) Redwood Secures Larger Loans.

As a quality material, California Redwood obtains for contractor and owner increased loans on buildings. The LOS ANGELES MUTUAL BUILDING AND LOAN ASSOCIATION, for example, states that:

"Redwood siding has been a standard of quality in California for thirty or forty years past and we prefer to loan on constructions where it is used to the extent of making a more liberal appraisal of value."

"In the event Redwood is used as shingles and rustic (siding) we of course feel that the structure is of greater value and therefore are disposed to approve a more liberal loan," writes the J. J. Carly Company of Sacramento, California.

Fraternity House living room in Redwood. Wm. C. Hays, Architect



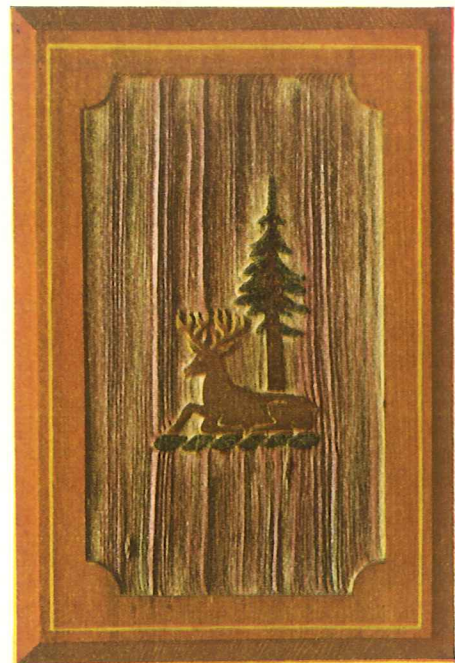
(A)

Sandblasted Redwood, supplemented with a minimum amount of hand tooling, produces a wealth of detail beyond the capabilities of the most expert human hand alone. (Specimen from San Francisco Architectural Club executed by Fink & Schindler Co., San Francisco.)



(C)

By sandblasting, the natural grain in Redwood reveals an individuality and character not possible to imitate by old hand-carved methods (specimen from Petulama Monument Works, Petaluma, California).



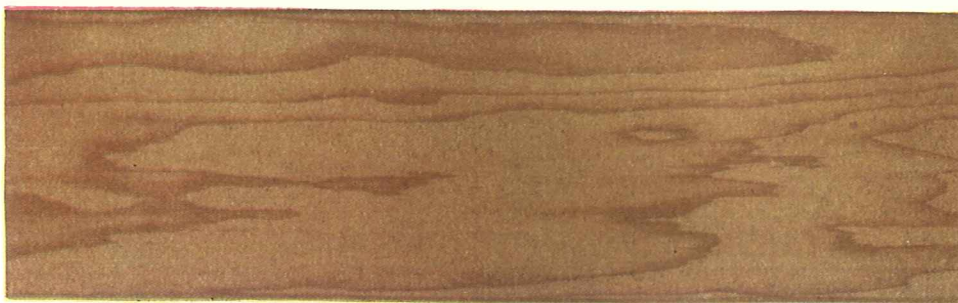
(B)

Sandblasting Redwood thru stencils or templates produces relief carving of intricate pattern at a fraction of the cost of hand tooling. (From Fenford Studios, Oakland, California.)



(D) Redwood is especially suitable for obtaining antique hand carved effects by modern sandblast methods. (This specimen panel from the shops of Fink & Schindler Co., San Francisco.)





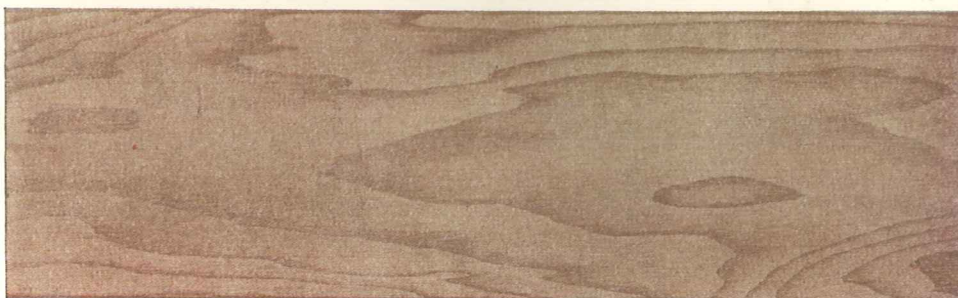
(1)

Natural Redwood finished with two coats "Wonderlac" (colorless) manufactured by E. I. du Pont de Nemours & Co., Philadelphia (not intended for exterior use).



(2)

Redwood's beauty preserved with two coats "DRI SEAL" made by The Dri Seal Company, 1903 Alhambra Ave., Los Angeles (suitable for exterior or interior use.)



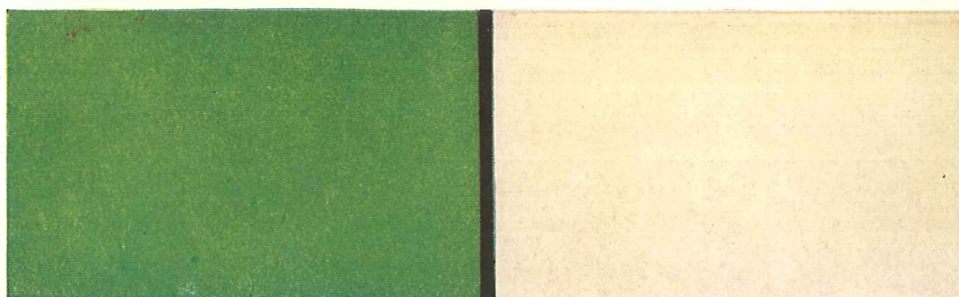
(3)

A natural finish secured with White Wax (no color). This sample given two coats by W. P. Fuller & Company, San Francisco.



(4)

"Gray Satin" stain on Redwood followed with Gray Glaze and finished with two coats Satin Lac by Breinig Brothers, Inc., Hoboken, New Jersey.

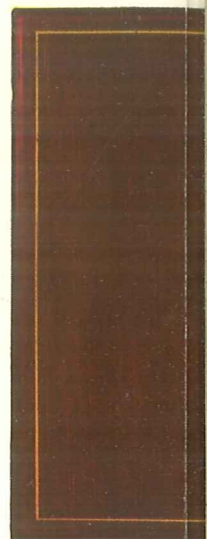


(5)

Redwood furnishes a perfect base for lacquers. This sample finished with Brush Duco (E. I. du Pont de Nemours & Company, Philadelphia).

(11)

Mahogany prepared stain secured with Sherwin-Williams Stain Rx T-2895, Pure White coats Scar-Not Varnish, ru



(10)

Du Pont standard finishes on Redwood. Right: Smoked Pearl Acid stain, #3001 Toner finished with Wonderlac.

Left: Standard Gray Acid Stain, #44 White Filler finished with Prepared Wax.



(9)

"Taupe". One of many distinctive effects obtainable on Redwood with Driftwood Stains & Fillers manufactured by Bridge-Sullivan Manufacturing Co., Seattle.



(11)

Stain on Redwood. Effect Williams Company's Oil White Shellac and three sh, rubbed.



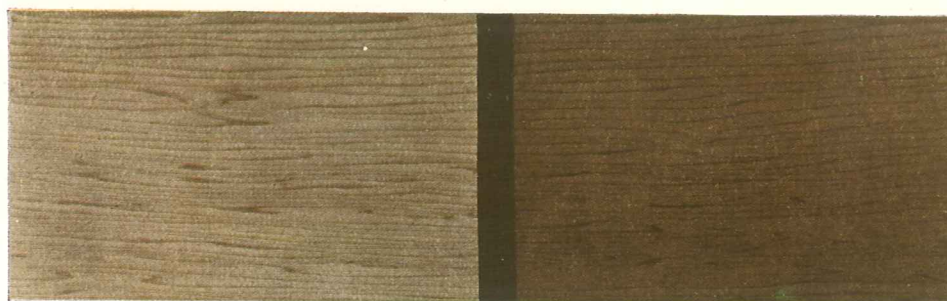
(8)

"Driftwood Gray" spirit stain, filler and one coat Natural Wax finished by Bridge-Sullivan Manufacturing Co.

(7)

Redwood finished with du Pont finishes. Right: #1314 light fumed oak acid stain finished with Wonderlac.

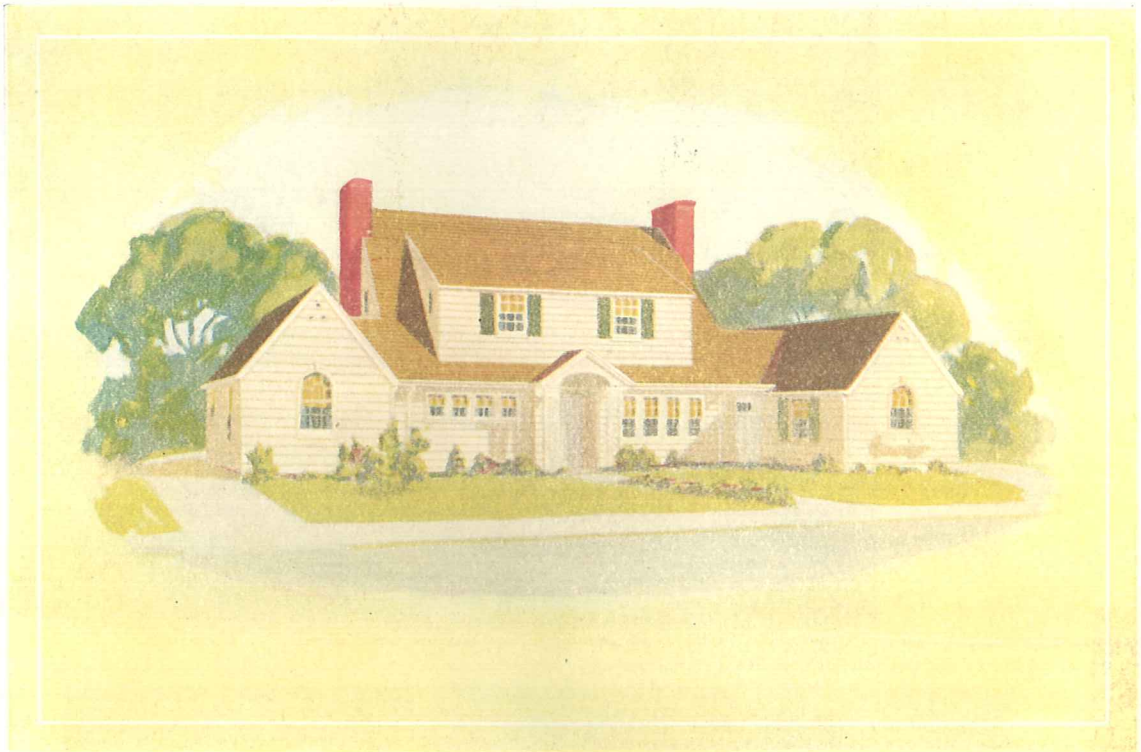
Left: Satin Gray acid stain, #3002 Toner finished with Wonderlac.



(6)

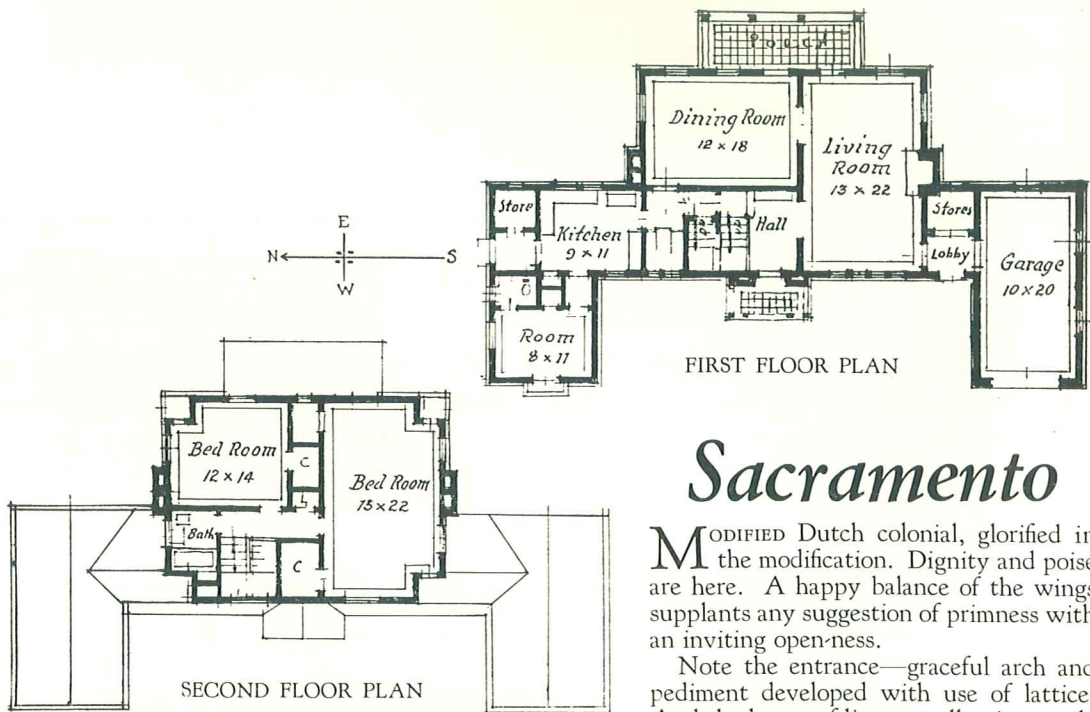
"Chestnut Brown" prepared stain and filler finished with one coat Natural Wax by Bridge-Sullivan Manufacturing Company, Seattle, Washington.





Honorable Mention
A. R. WIDDOWSON, Architect

Redwood Home at Heilbron Oaks and 25th St., Sacramento, Calif.



Sacramento

MODIFIED Dutch colonial, glorified in the modification. Dignity and poise are here. A happy balance of the wings supplants any suggestion of primness with an inviting open-ness.

Note the entrance—graceful arch and pediment developed with use of lattice. And the low roof-line, yet allowing ample room for a big second story and attic.

Four rooms, nook, and hall below; two bedrooms and bath upstairs. An admirable design for a corner lot. Architect's cost estimate, \$7500.00.

Build of Wood

FOR centuries man has builded of wood. Its prevalence, the ease with which it is prepared and transported to prospective building sites, the economy in labor and time both in preparation and in actual construction operations—these factors have decided man's preference for wood.

FUNDAMENTALLY a lumber-built home presents one of two distinct advantages to the builder: *He can use the best lumber with a substantial saving in cost of construction, or he can build a larger and more attractive home at the same cost as a smaller and architecturally less attractive dwelling of the more expensive substitutes.*

The expression "fire-proof" is often a delusion. The mere use of "fire-proof" material does not remove, and often does not even reduce, the danger of conflagration. In every thousand supposedly "fire-proof" buildings in the United States there were 42.5 fires in a single year. Innumerable cases of the sad effects of this delusion are on record.

Lumber Construction Costs Less

Mr. R. S. Kellogg, in the latest edition of his standard work, "Lumber and Its Uses," 1924 revision, quotes an eminent authority thus (the italics are ours):

"Adding to each type of construction the cost of floors, doors, roofs, interior finish, etc., and dividing by the total number of square yards of wall surface, it is found that *the cost of brick veneer construction is often 20 to 25 per cent greater than frame construction, and that solid brick construction is about 40 per cent more expensive than frame construction.*

"It is often claimed that stucco on metal lath is now cheaper than lumber for the exterior of houses. There may be cases in which the first costs compare favorably.

"It must be remembered, however, that stucco is not waterproof, that metal lath will rust sooner or later, and that this type of construction has not had a long enough period of service behind it so that we can be at all sure of its permanence.

"The builder of wood can point to numberless instances of wooden siding on houses which has given good service for fifty years or more, and to many cases of durability of more than one hundred years. So he does not begrudge the occasional coat of paint that the substitute advocate claims is not necessary for his own particular product."

Wood-Built Homes Save Fuel

WOOD-BUILT homes are cooler in summer and warmer in winter despite contrary claims made all too frequently by manufacturers of substitute building materials on behalf of their products.

No more thorough examination into heat transmission problems on various kinds of wall construction has been made than that concluded recently at the Norwegian Technical University at Trondhjem, Norway. The results of these tests, published by the Norwegian government, are summarized in the American Architect of September 24, 1924.

After a highly technical review of the tests the article points out that the demonstration clearly indicates that *the consumption of heat in the lumber-built houses is less than in the brick houses, that is to say, lumber-built houses are cheaper to heat than brick houses.* "The test house . . . constructed of wood frame work consumes about 52 per cent less heat than the house constructed of one-brick thick English hollow wall (approximately 8 inches) and 31 per cent less heat than one having one and one-half (approximately 12 inches) solid brick wall."

The 27 houses used in the test represented 27 different types of construction. The type which called for the greatest expense in heating was reinforced concrete. Cement block was a very close second, with brick third. *Frame construction led all others in economy of heat and this applied to the several types of frame construction, all of which were superior to all other materials used in construction.*

Wood Safely Withstands Earthquakes

(1) The Japanese Earthquake.

"The combination of *great strength with light weight* that is the inherent character of wood, is most advantageous in structures subjected to earthquake shocks. . . . Two of the finest examples of wood construction are to be seen at an industrial plant at Kawasaki, where two buildings of reinforced concrete collapsed and a third was badly damaged."

(From "HOW STRUCTURES WITHSTOOD THE JAPANESE EARTHQUAKE AND FIRE," by H. M. Hadley, District Engineer in charge of Seattle Office, Portland Cement Association).

(2) The Earthquake at Santa Barbara.

"One of the conclusions reached by the writer as a result of extensive observations made at Santa Barbara immediately after the earthquake of June 29, 1925, was that a properly designed and braced timber frame house constitutes the ideal dwelling of moderate price from the standpoint of resistance to earthquakes." From article published in "Architect and Engineer" by Arthur C. Alvarez, Associate Professor of Civil Engineering, University of California.

Select the Right Wood for the Specific Purpose

Because of that rare combination of certain highly desirable characteristics and attributes—present in all commercially used woods but never successfully incorporated in "man-made" substitute materials—Wood for centuries has been the universally accepted Standard within the building material field.

And Wood is still Standard—that Standard toward which the substitute is always striving; that *Standard of Use* by which architect and engineer, manufacturer, contractor, carpenter, ultimate user, all—gauges the relative worth of the many artificial building materials now on the market.

All Woods have certain characteristics and attributes in common, yet each individual species has, in addition, highly individualized properties and characteristics which enable it to fulfill—better than can other species—certain specific purposes.

Some woods, for example, shrink or swell more than others, as metals expand and contract with changes in temperature. Others may not be particularly resistant to wear and tear—as is the tempered shaft of the modern automobile. Still others—relatively impervious to heavy wear—are so hard as to be difficult or expensive to work in small units. And the willow and cottonwood are so short-lived, when compared with California Redwood, for example—that they are almost never used in contact with the ground or exposed to action of the elements.

These individual characteristics of individual wood species are now pretty definitely known, thanks to the work of architects, engineers, wood technicians and the hundreds of thousands of experiments by such impartial organizations as the Forest Products Laboratory (U. S. Dept. of Agriculture) at Madison, Wisconsin. So that, *with that knowledge made available and with modern means of manufacture and transportation* so almost any wood may easily be secured in almost every locality, it is no longer necessary blindly to follow mere precedent in usage.

Redwood for the Interior

“WEATHER-PROOFING with Redwood” safeguards the integrity of the home. It assures exterior beauty and durability at minimum true costs; a home of enduring charm with an exceedingly high resale value.

Now to ensure that “livable” quality by the correct treatment of the interior.

Says the U. S. Government (report by Dept. of Agriculture, Forest Service, 1911): “As in house construction, so in interior finish, Redwood meets almost every use and requirement. Ceilings are made of it, and wainscoting, panels, moldings, chair boards, brackets, shelves, railing, stair-work, spindles, balustrades and mantels. Formerly such work was often painted, and the grain of the wood was concealed, but the practice is now less common since the natural beauty of the wood is better appreciated. Its colors are rich and varied, and the finisher who understands the art of bringing out their best qualities can please almost any taste. It is a beautiful wood for carving and is often so employed. . . . Shades range from light cherry to deep mahogany. . . . The wood warps practically not at all, shrinks little and disfiguration from swelling need not be feared.

“The making of REDWOOD DOORS has been an important business. They are handsome, strong, light and hold their shape well under changes of

climate. Swelling and shrinkage, which give much trouble with doors of various other woods, are reduced to a minimum with REDWOOD.”

A sympathetic use of properly designed and constructed wood panels in living or dining room, library or den, breaks the monotony and adds that touch of quiet restfulness which plaster alone so seldom truly imparts.

“I find,” says Architect A. S. Heineman, “that the great widths in which perfect and unblemished Redwood boards can be obtained, renders it particularly attractive for wainscot and frieze.”

The minor “motif” of the Redwood-finished room may be carried throughout the entire interior by the use of moldings, doors and casings of Redwood. For Redwood LACKS disfiguring pitch, it works easily and well, and, with a very minimum of shrinkage (see Government data, pages 20, 21, and 22) joints always “stay put.”

For interior finish and trim—including doors, casings, molding, panels, stiles and beams for ceilings, DRY lumber (of any kind) always should be specified. Make sure that it is not delivered on the job too far in advance; that it is stored under cover where it will not absorb excessive moisture from atmosphere or green plaster, and that it is not put in place until plastered walls are thoroughly seasoned.

Finishing Redwood

Redwood's natural color is soft and warm, adding a subtle and distinctive touch to the hospitable in interior decoration.

This natural color easily may be preserved and protected in many ways, plain white wax, well rubbed, either with or without a colorless “filler” applied first; such a filler, followed by a good varnish (dull or otherwise, as desired); these are but two of the many “natural” finishes which have been successfully used.

Striking effects are obtained by the use of acid stains; effects (which are distinctive to Redwood alone) said to be due to the chemical reaction set up between the stain and the tannic acid in the wood. It appears, however, that certain acid stains can not be applied with uniform results by a novice, although they are successfully used by experienced decorators.

Fortunately, equally beautiful effects may be obtained easily and surely on Redwood by means of various prepared stains manufactured by reputable concerns.

The ten panels shown on page 24-25 have proved, by actual test, some of the most popular of the newer decorating effects. Each, with the exception of that showing “natural” Redwood, (waxed) was inexpensively obtained by means of standard trade marked products.

Choice is not, of course, limited to these panels, for dry Redwood will take any color treatment perfectly.

Containing no PITCH, it is unnecessary to apply shellac here and there on Redwood—(a most necessary but often unsatisfactory and expensive job on pitchy woods, by the way, because with artificial heat in the home pitch WILL Ooze, despite shellac) before applying a really fine finish job of paint or enamel. That, and the fact that the grain in Redwood “lays flat,” are

two reasons why this wood enamels so wonderfully well. Nor will a good job of white enamel—on Redwood—turn yellow.

Nature made Redwood a perfect surface to stain, paint and enamel. Its texture is soft and even. Paint does not have to be forced into Redwood by use of excessive quantities of turpentine. It has a cellular structure of large capacity which, in thoroughly dry stock insures penetration, giving paint or stain a firm hold on the wood as well as taking a sufficient quantity to give a thorough covering and an even distribution.

The result is a smooth, clean surface that requires attention at infrequent intervals. Even when painting and proper care are neglected, Redwood is amazingly durable. It will far outlast all ordinary woods without any protection, impregnation or preservative whatsoever.

Relief Carving (Sand Blast) on Redwood

The colorplates on page 23 illustrate a few examples of relief carving on Redwood. The process is one which has seen rapid development and increasingly varied use.

Confined at first to furniture and objects d'art, it has, within the past few years, found increasing favor with discriminating architects, decorators and home owners in its application to beamed ceilings, friezes, etc.

Formal and intricate patterns and designs easily may be reproduced and repeated. If desired, this mechanical process may be applied without pattern, thus securing, on Redwood, an exact replica of that old, weather-worn appearance which so often is the envy—and has been the despair—of connoisseurs.

Redwood for the Exterior

BECAUSE it resists rot and exposure to the weather, the architects have specified California Redwood, in each of the plans shown in "Redwood Home Plans," for—

Exterior Casings	Cornice and Gutters
Dormer Finish	Pergolas
Soffits	Shutters
Verge	Brackets
Sills	Lattice
Siding	Fences

Redwood's greatest single use is for siding (bevel, bungalow, drop, Colonial, etc., including channel and "V" rustic) ship lap and "tongue and groove" in various widths and patterns, and for all exterior trim. For these purposes it has no superior. Dry, its lack of shrinkage and the ease with which it can be worked assure true joints that STAY TIGHT, whether butted or mitered. Its remarkable durability (see Government figures on pages 19 and 21) in comparison with "white" (lighter colored) woods is insurance against the elements and decay. With or without paint or stain it remains throughout the years unaffected by extremes of weather and temperature.

Redwood for exterior use is economical. Comparing building costs on a \$4800.00 bungalow built in 1924, a Los Angeles architect wrote his client as

follows: "You can save," he said, "on exterior walls over stucco, for instance—

\$82.00—by using No. 1 beveled Redwood siding, over solid sheathing.

\$95.00—by using 1 x 10 inch No. 1 3-lap Redwood Siding.

\$107.00—by using 1 x 6 inch No. 1 2-lap Redwood Siding.

"It's true that Redwood costs from \$10.00 to \$30.00 (or 3/10 to 65/100 of 1% of the entire cost of this home) more than other less durable Pacific Coast woods.

"But for that 3/10 of 1% Redwood, according to Government statistics on durability of woods, gives from 50% to 100% longer life than any other white (or lighter color) wood.

"And that is why" he concluded, "we specify Redwood as 'standard' for all exterior uses."

Redwood Pergolas, Fences and Garden Furniture

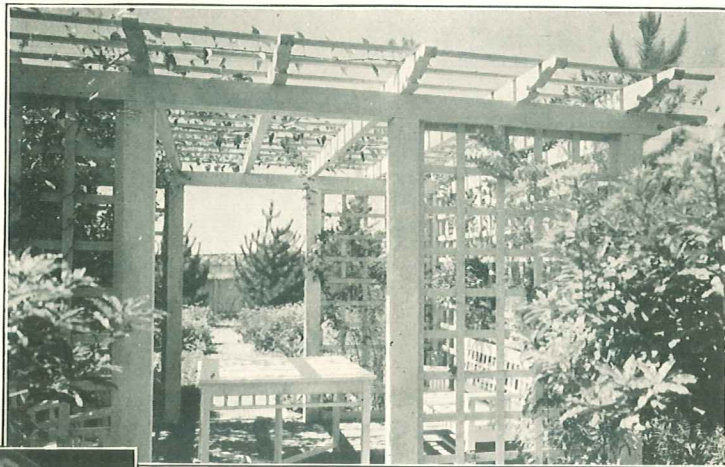
Pergolas, garden furniture and fences of Redwood give life-long service. They are light, strong, beautiful and amazingly durable even when painting and proper care are neglected.

Photographic suggestions, which may help to beautify the grounds around your new Redwood home, will be found on the two succeeding pages.

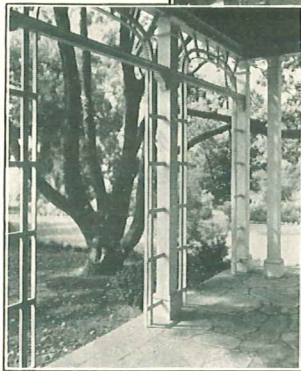
An effective use of Redwood for siding, finish and trim. Designed by Truesdell and Newton, Architects



R E D W O O D H O M E P L A N S



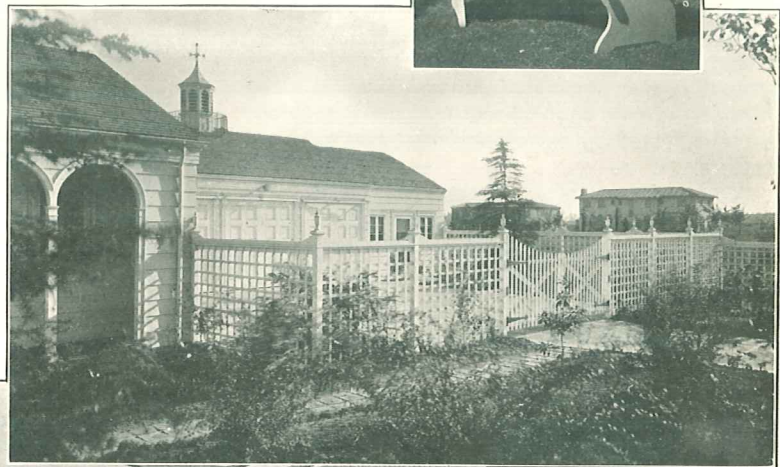
Redwood makes clean, sturdy trellises that will stay in perfect condition for decades



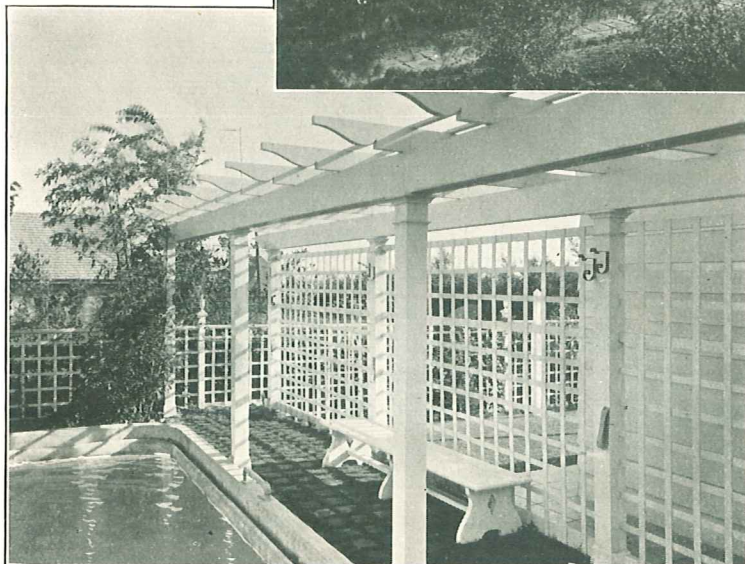
Terrace verandas are beautified by these decorative Redwood supports.



An attractive garden bench made of California Redwood

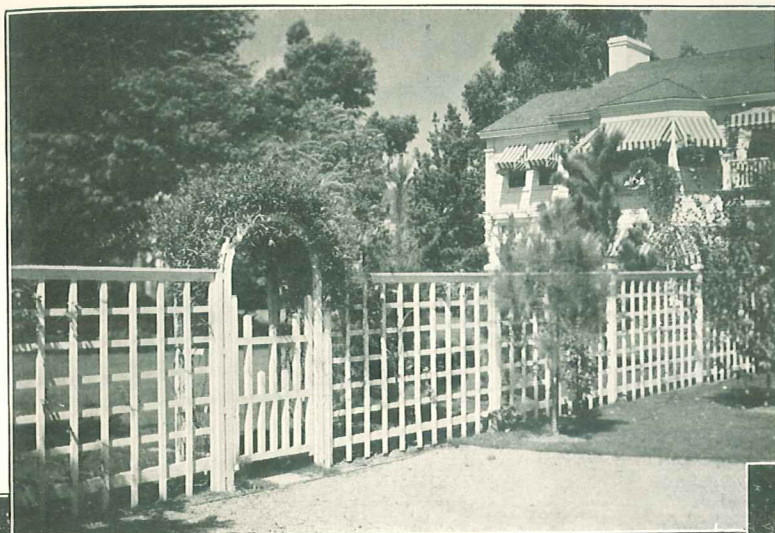


Garden fences will not wobble, deteriorate, or require painting every few years if made originally of California Redwood.

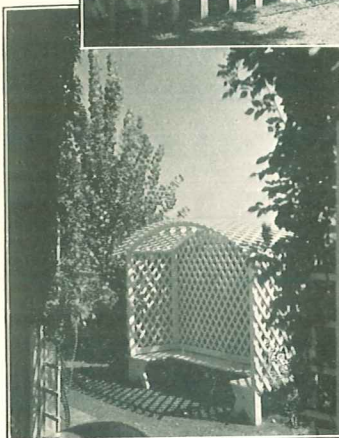


Note the close, neat joints and the decorative trim. This wood makes up easily into graceful shapes without splitting.

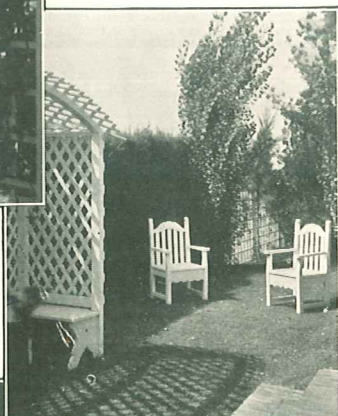
REDWOOD HOME PLANS



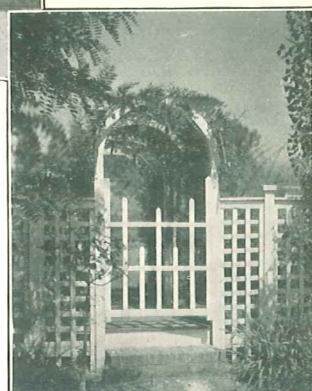
Thick vines over an arbor hold moisture. Most woods soon rot. Use Redwood.



Can you imagine a more charming garden retreat? Redwood lends itself readily to these attractive effects.



Redwood is light, yet no wood is stronger that is not very much heavier. Gates stand rough treatment, and swing easily.



Redwood furniture can be made to order at slight expense. It need never be brought inside in bad weather.

We have statistics to support our statement that no wood easily available can be more satisfactory for outside use. It is durable, strong, light, fire resistant, holds paint, and does not split, check or warp. Use Redwood—it lasts!



Small Home Designs

By

THE ARCHITECTS' SMALL HOUSE SERVICE BUREAU OF THE UNITED STATES, INC.

NOTE: *The Architects' Small House Service Bureau is the only public service of the kind in this country controlled by the American Institute of Architects and endorsed by the United States Department of Commerce. This is your guarantee that whatever service and counsel the Bureau supplies is professional, unbiased, and directly in your interests.*

THE ten designs illustrated and described on pages 33 to 42, following, have been chosen from the very many small, all-wood designs which the Bureau and its supporting architects have originated for their simplicity, charm, architectural soundness and because they are economical to build.

The California Redwood Association considers itself fortunate in having secured from the Bureau permission to include these designs in this second (and enlarged) edition of "Redwood Home Plans by California Architects"—thus making possible to the home-building public a direct comparison between typical California (small home) designs and those originated primarily for mid-western and eastern surroundings and climatic conditions.

It should be made clear, in all fairness to the

Bureau, that those of its designs here reproduced were not prepared especially for the California Redwood Association, nor does the Bureau movement endorse California Redwood in any other manner than it might endorse any standard product. One of the essential policies of this Bureau is to maintain an impartial attitude: it does not endorse, though it does recommend many standard products, one of which is California Redwood.

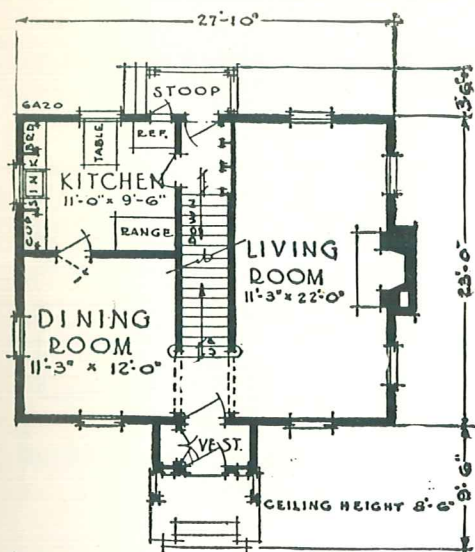
Working instruments for the ten Bureau designs here illustrated may, by special arrangement, be secured from the California Redwood Association, 24 California Street, San Francisco, or the prospective home-builder may obtain them by writing direct to "The Architects' Small Home Service Bureau of the United States, Inc.," at 1200 Second Avenue South, Minneapolis, Minnesota.

A Redwood exterior,
designed by John Frederic
Murphy, Architect

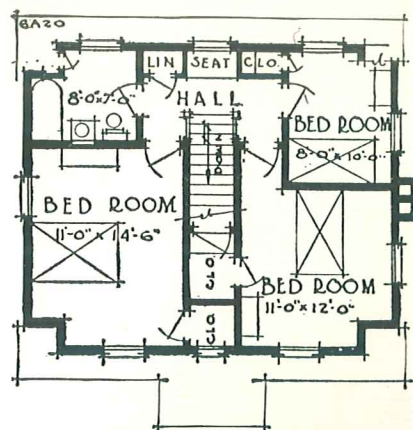




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FIRST FLOOR PLAN



SECOND FLOOR PLAN

No. 6-A-20

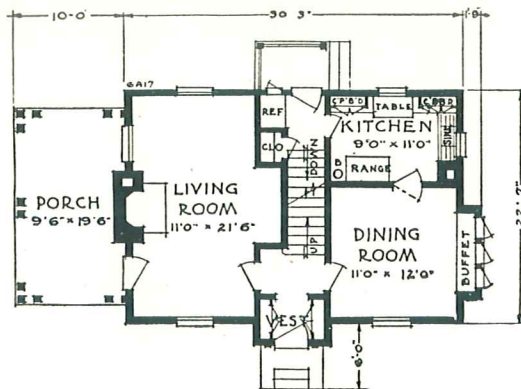
THE house illustrated above, design 6-A-20, is of a type that has stood the test of time for scores of years. It is called Dutch Colonial. Perhaps to be accurate it must be admitted that the house is not entirely Dutch Colonial but only has a flavor of the old Dutch Colonists' houses.

Their homes were designed for rooms in the attic, but here you have what is essentially a full two-story house. Only the corners of the upstairs rooms are cut away by the roof.

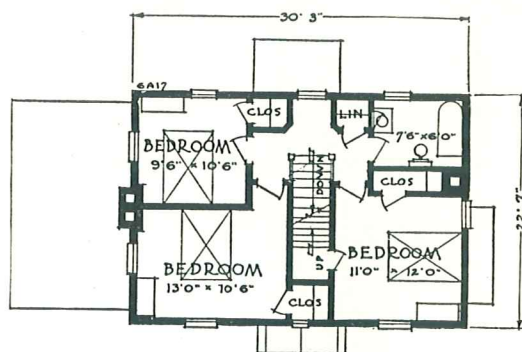
Architects have labored with the greatest care to shape the proportions of the roof so that it will be graceful and full bodied, and to design the dormer so that it will not overpower the house proper. The cornices are kept in proportion. The arrangement of doors and windows is recognized as of greatest importance to good appearances. In this little design there is a quality that makes it a masterpiece.



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FIRST FLOOR PLAN



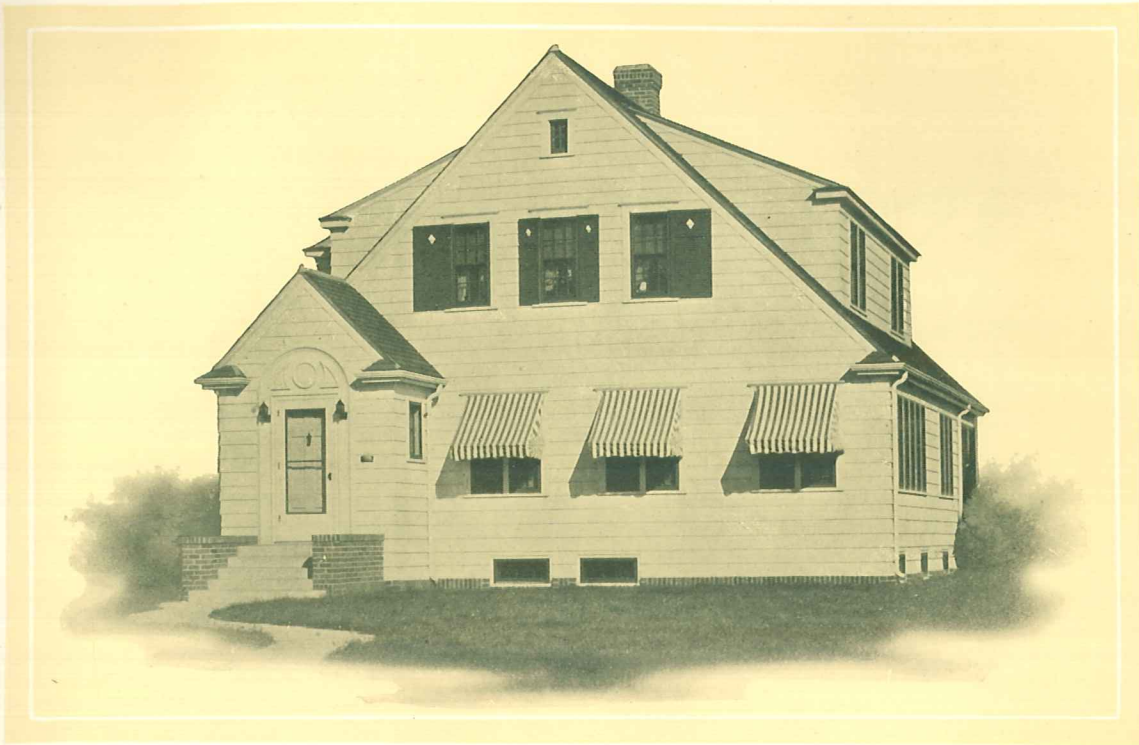
SECOND FLOOR PLAN

No. 6-A-17

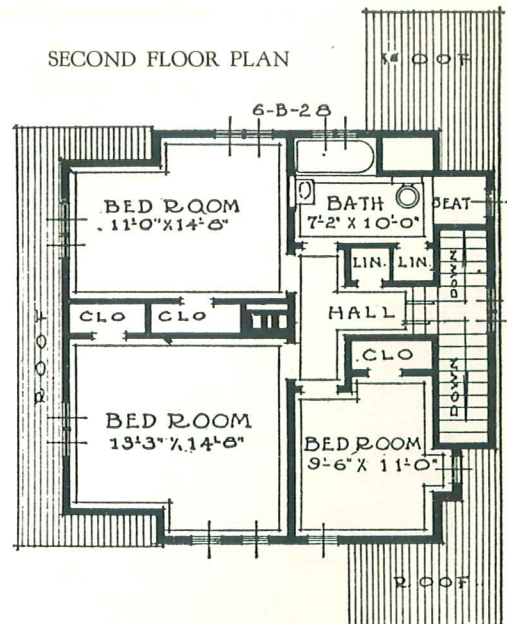
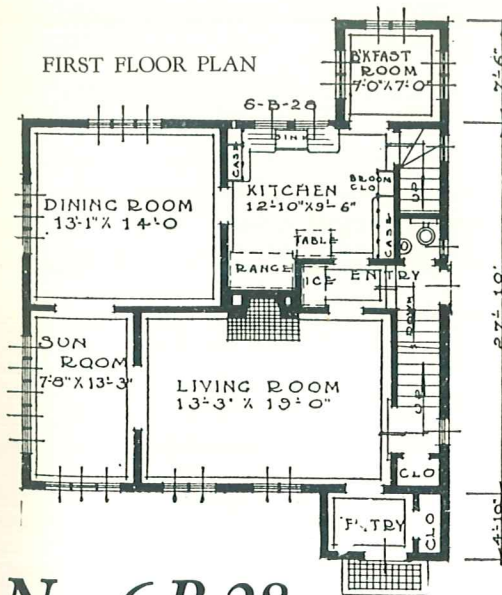
DESIGN No. 6-A-17 is an excellent example of a fine use of wood. This home is finished with wide bevel siding, shingle roof, brick base course, and brick chimneys. The windows, following the Colonial tradition, are double hung and divided into small panes.

Outwardly this house differs little, if any, from the accepted Colonial pattern which has

been in high favor in this country for nearly three hundred years. The interior, however, with its numerous conveniences and fine room arrangement, shows the influence of modern home building as worked out by the skilled designer. In reality this house has two living rooms. Due to its secluded position, the wide roomy porch if screened and comfortably furnished, can be used as a summer time living room.



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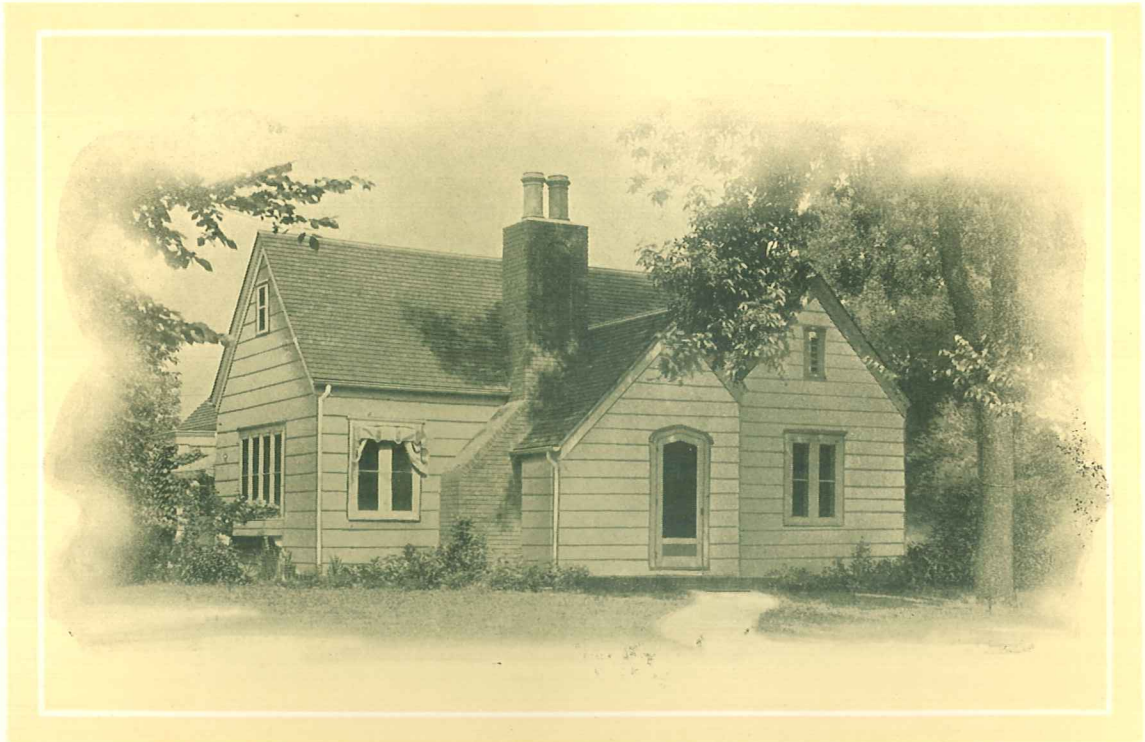


No. 6-B-28

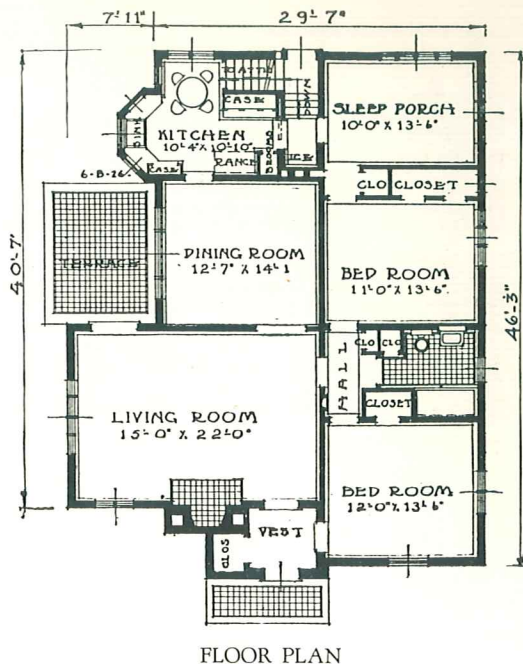
THIS design, No. 6-B-28, is in the Colonial style with, however, such adaptations to modern conditions of living as to make it distinctly unlike the types of architecture commonly known as Colonial.

It has an admirable plan, offering in addition to six good rooms such features as a sun-room, a breakfast room, a combination stairway to the

second story, a first floor toilet and lavatory, and unusually commodious storage space. Perhaps the most noteworthy feature of the plan is the combination of stairway by which access is obtained to the second story, either through the living room or through the kitchen. Small house plans do not usually provide for this convenience. Every housewife will recognize its advantage.



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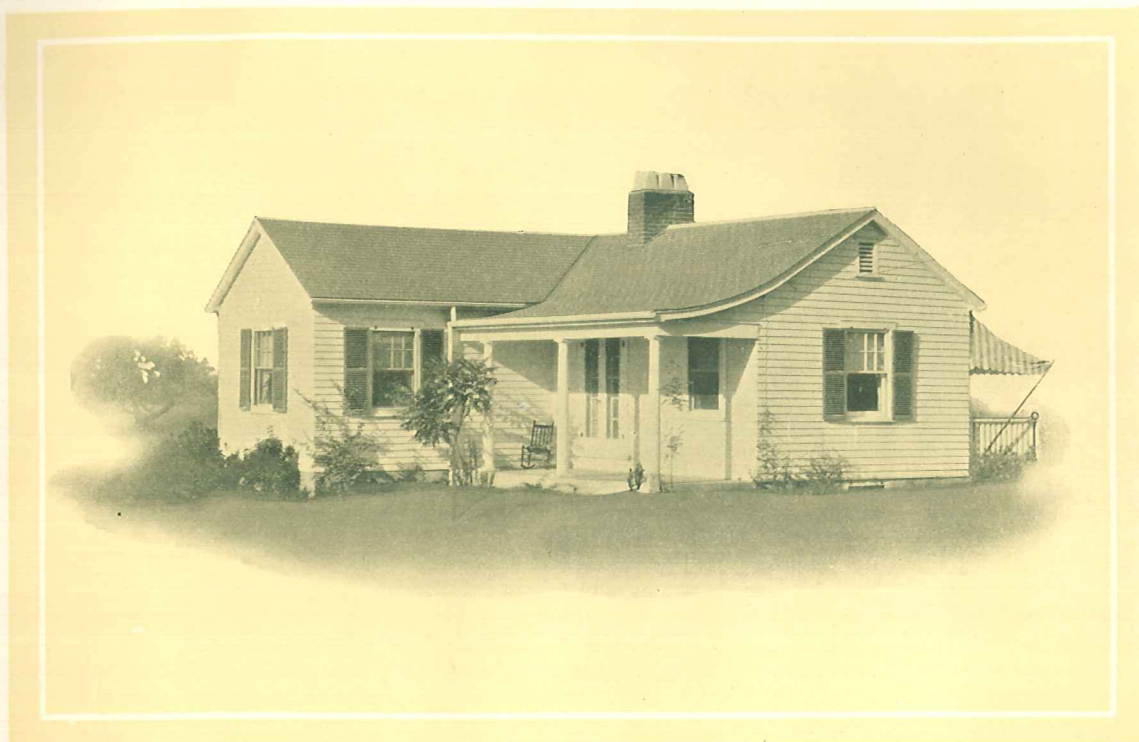


No. 6-B-30

Not every house that aspires to an English character reaches its aspirations, but this house, No. 6-B-30, does have an English quality of the most distinctive sort. It has a type of architecture which has remained in style for centuries. It is not the product of passing fancy.

The low rambling effect of this cottage exaggerates its real size, for it really is a small house. There are six rooms, although one of the bedrooms has been called a sleeping porch. By special treatment of the window openings in this room a real outdoor sleeping apartment may be obtained.

The outstanding feature of this house is no doubt the living room. Here large window openings insure a bright and charming apartment. The open fireplace adds to the homelike effect.



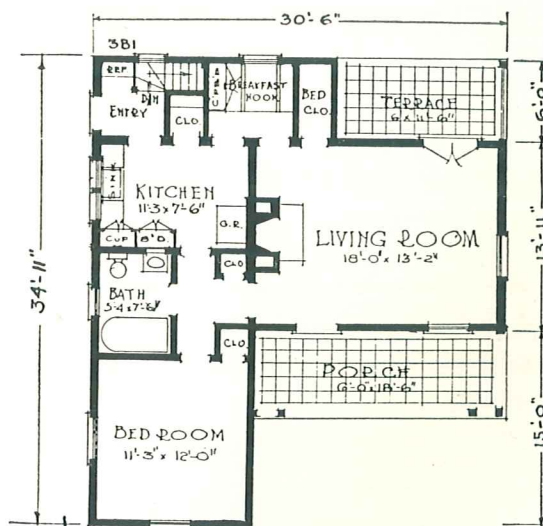
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No. 3-B-1

WE call this a three-room home because it has only three main rooms, but the closet bed opening into the living room adds practically another bed room to the house.

There is a certain "Down East" quality about this Colonial design that all those familiar with New England will recognize at once. Small as it is in size this home has a great deal of simple beauty and it is rich in its modern conveniences.

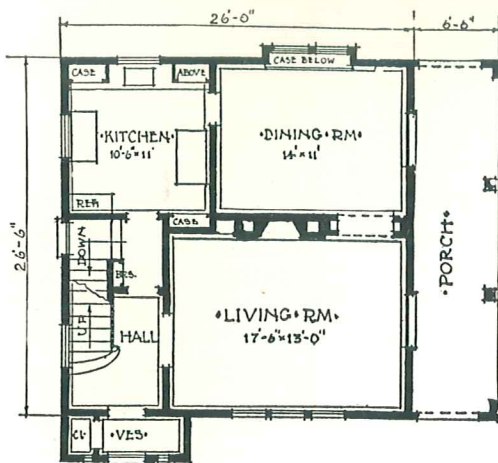
The basement is not completely excavated, but contains an ample laundry and storage space.



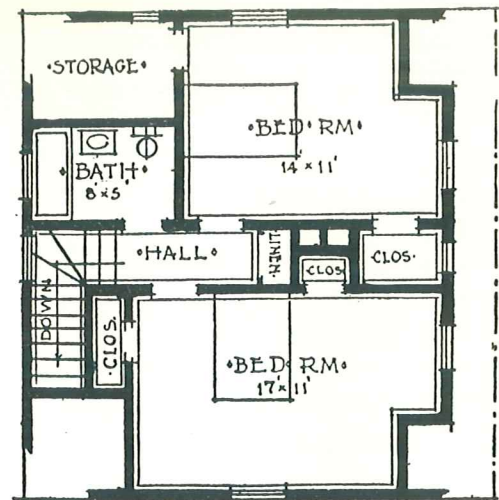
FLOOR PLAN



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FIRST FLOOR PLAN



SECOND FLOOR PLAN

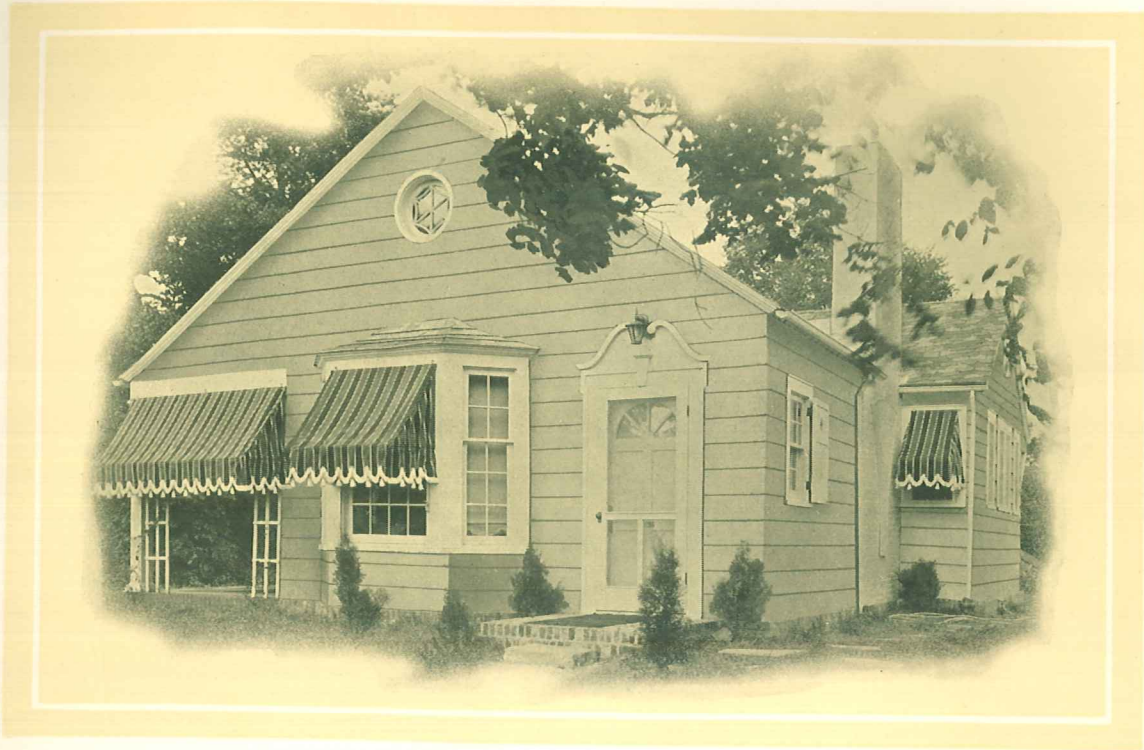
No. 5-C-10

THERE are three main things to remember if you want to keep down the cost of your home. First—limit your requirements only to those things which are actually necessary. Second—use sound but inexpensive materials. Third—eliminate waste in materials and labor.

The house illustrated here, Plan No. 5-C-10, deserves careful study, not only because of the architectural merit, but because it gives an opportunity to put into practice the three things

mentioned above, as direct aids toward lower cost.

Perhaps the only space in this plan that is not entirely useful is the vestibule and even that is debatable. The arrangement of the living room and hall is such that one may pass directly from the front door to the kitchen without going through the front part of the house. The rooms have a natural sequence, are open, airy and well lighted. There is a large amount of useful space for such a small house.

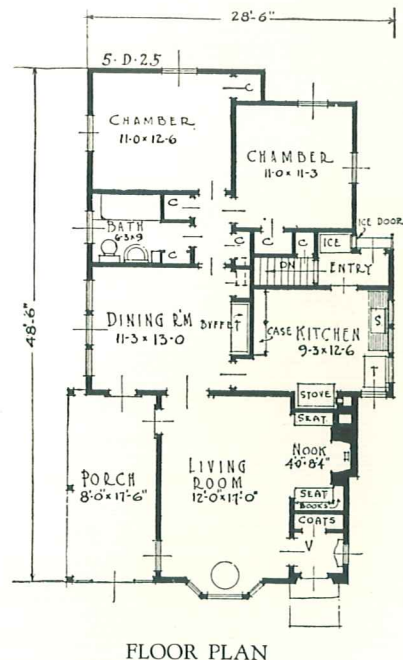


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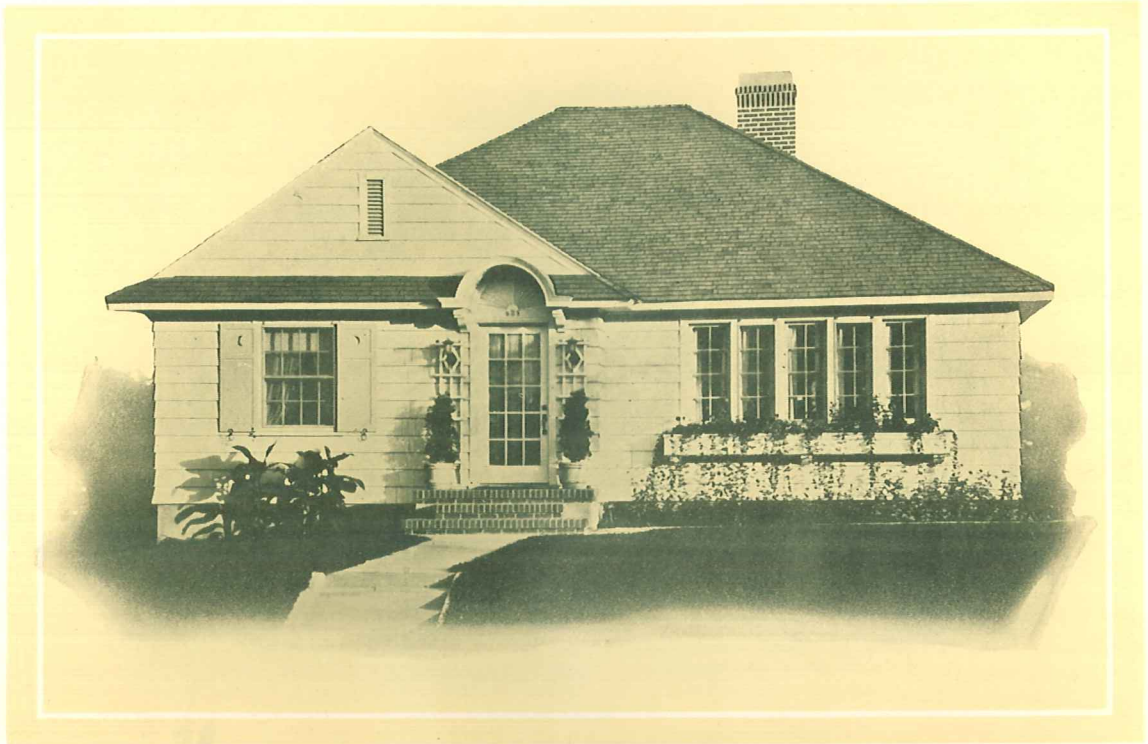
No. 5-D-25

THIS five-room Colonial bungalow won a first prize in a recent architectural competition for small houses. Commenting upon the design, the jury that made the selection said: "The winning plan, No. 5-D-25, presents a most interesting and convenient plan arrangement, in charming exterior of the Colonial period adapted to a small home." Certainly this design has an unusually graceful character. A splendid large living room with an inglenook, seats, a fireplace and bay window, practically all of glass, is one of the features of this home.

For the exterior wall surface, rough wide siding may be used to good effect. The Colonial entrance door with its fanlight and lantern is particularly distinguished. The door is recessed in its frame to obtain some degree of protection for the door and for an interesting shadow effect. Lattice on the porch is in keeping with the delicate detail of the door and the bay window. The outside chimney is of brick.



FLOOR PLAN



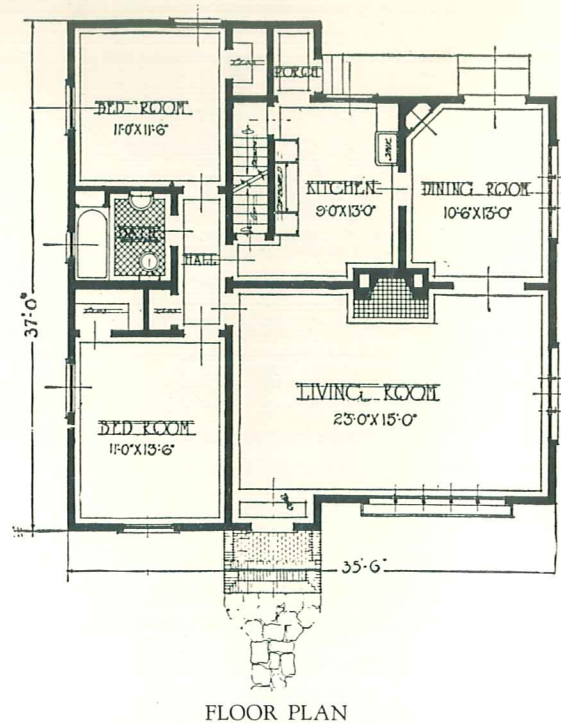
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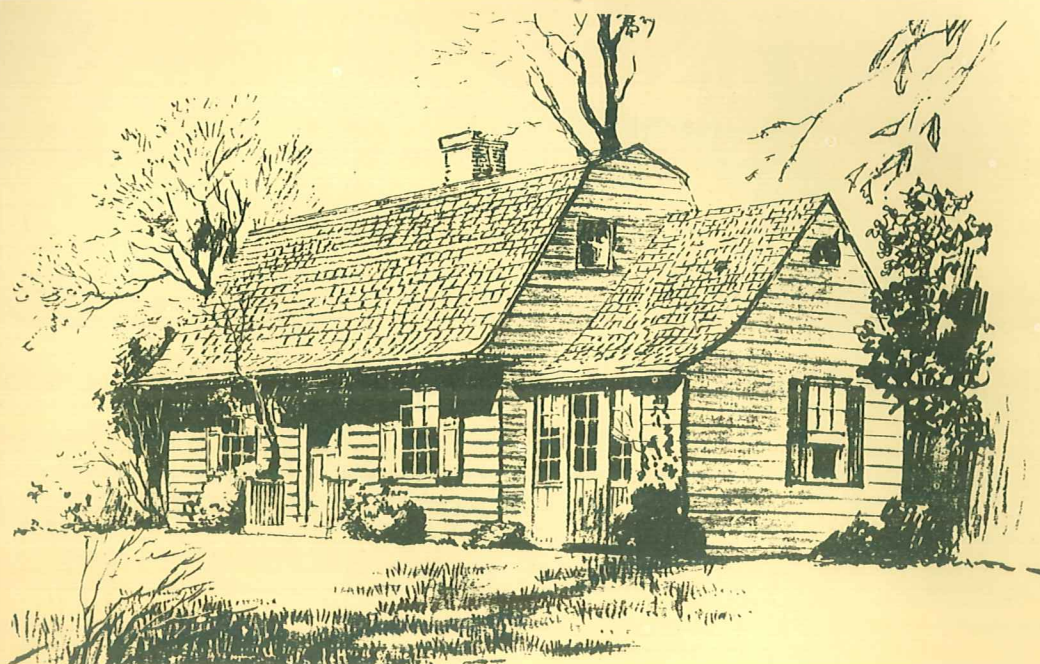
No. 5-E-1

THE plan of the house illustrated above is a model of convenience of its kind. Each room has cross ventilation and is provided with large windows. An excellent fireplace dominates the living room.

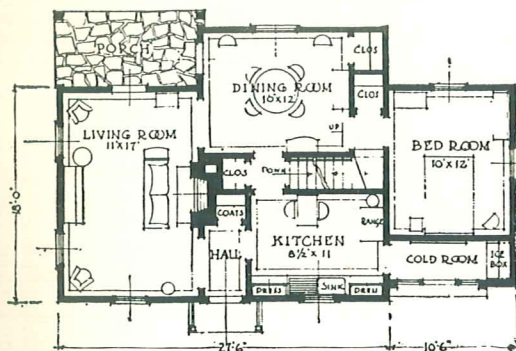
The kitchen has been planned to provide cupboard space where it will fall most conveniently to hand. The sink and range are placed to economize steps and labor.

From the dining room French doors open directly onto a terrace at the rear, and an arched opening connecting with the living room helps to give the effect of more space and plenty of room in what is really a small area. A china cupboard adds to the accommodations of the dining room.

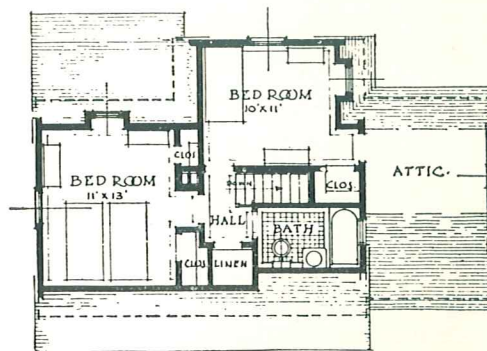




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FIRST FLOOR PLAN



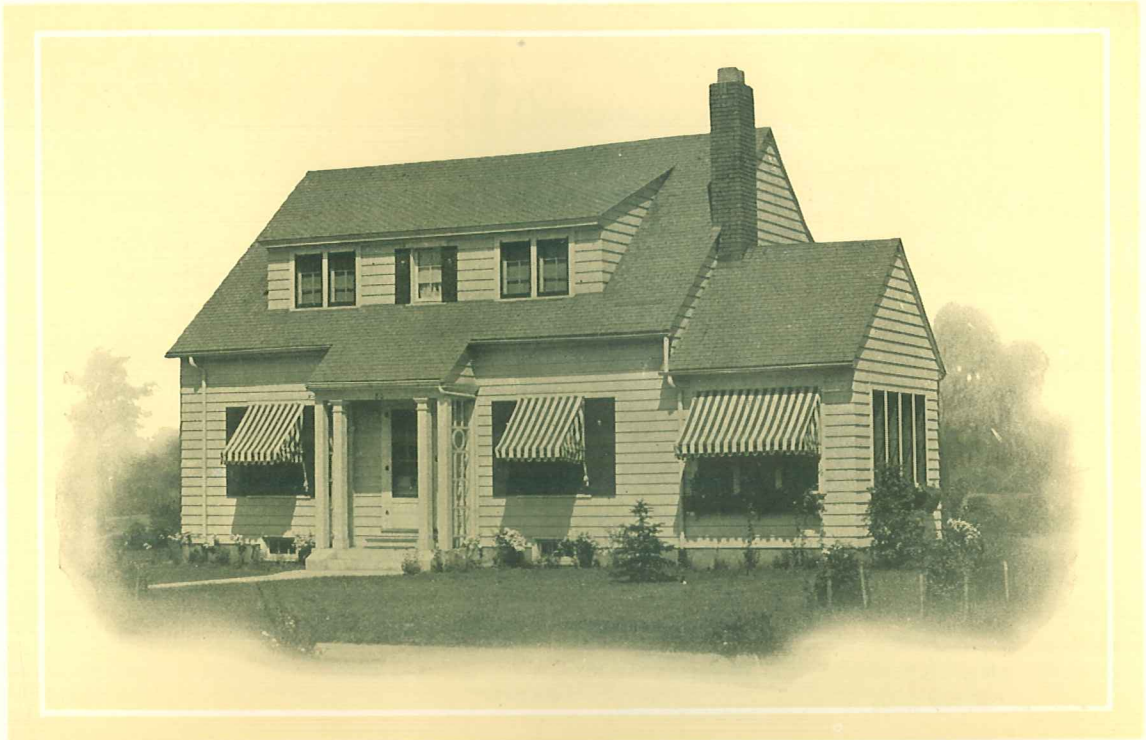
SECOND FLOOR PLAN

No. 6-F-6

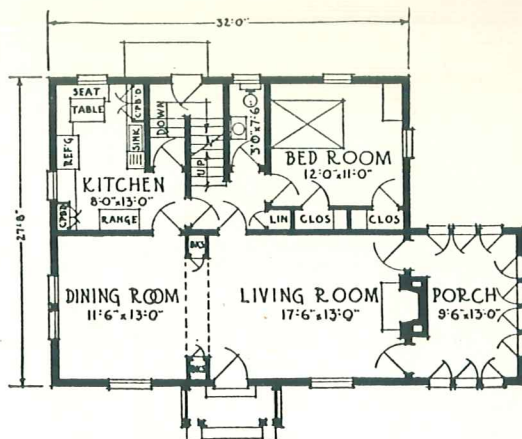
REALLY successful small house designs often depend enormously on the proper working out of things which seem of minor consequence, yet over which the architect labors with greatest care. For example, in this little house one of the details which is essential is the accuracy of the curve of the roof slope at the eaves. This is of simple inexpensive construction, but like most simple things that are good must be right.

This house should prove inexpensive to build for waste space has been eliminated. There is no

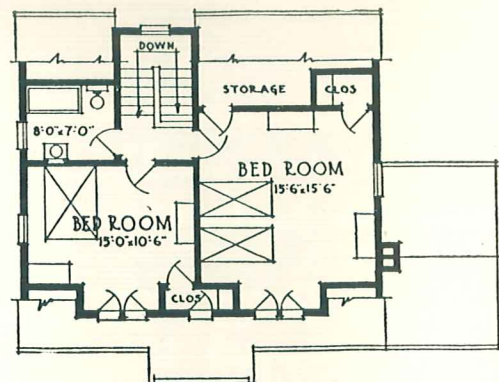
attic but an adequate storage room is provided. Nor is there a needlessly large cellar. The space is adequate for all the usual things that are put in the basement. If the owner desires a full basement it may be provided. The wealth of closet space will delight the housewife. The arrangement of the rooms is unusually fine, especially for the home builder who wishes to make the most of the garden at the rear. There is a first story bed room.



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FIRST FLOOR PLAN



SECOND FLOOR PLAN

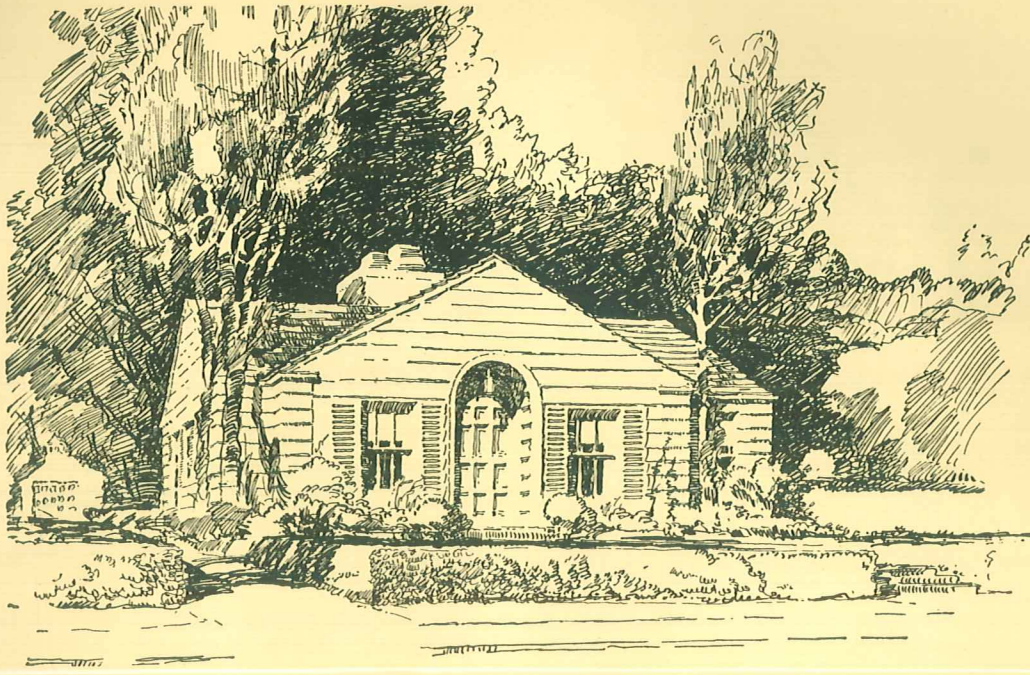
No. 6-A-48

THE position of the living rooms of the house has been skillfully planned. The dining room and living room, each in themselves of good size, are separated by a wide arched opening. The open fireplace is so placed that its cheerful blaze and warmth of a cool day can be enjoyed from both rooms. A French door on each side of the fireplace leads to the sun room.

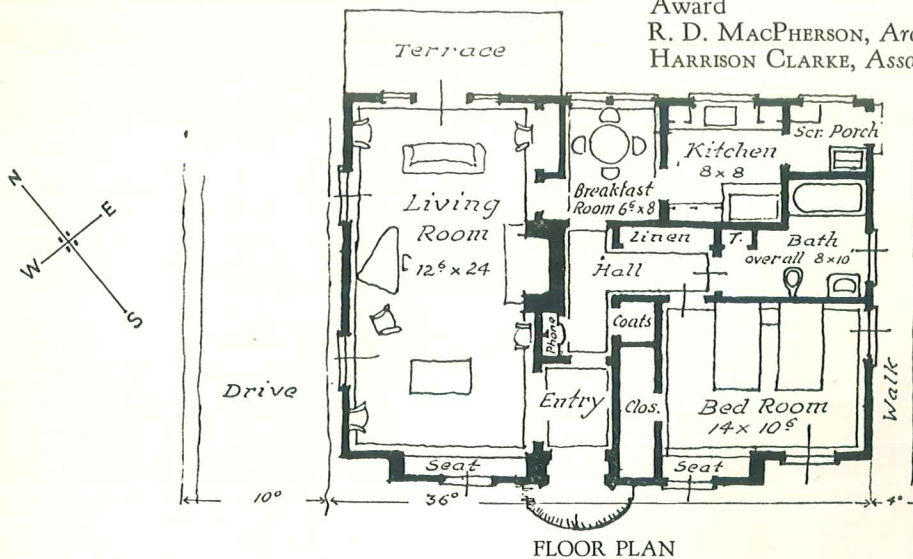
The working drawings of this design provide

instructions for building the porch either way—open or enclosed.

The dining room opens directly into the kitchen. The old-fashioned pantry has been done away with and in its place are shown pantry cases and built in cupboards, placed in convenient positions with relation to the sink, range and refrigerator. If storage space in addition to that provided in the kitchen is required, it may be had in the basement or in the second story.



Award
R. D. MACPHERSON, Architect
HARRISON CLARKE, Associate



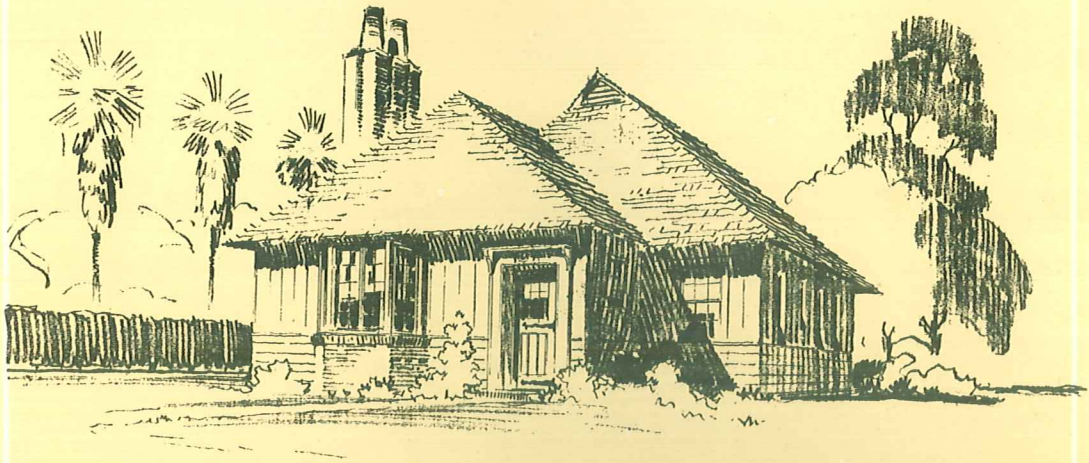
Patrician

THE result of a brilliant architectural idea. Wellnigh flawless in proportions, "Patrician" proves the maxim that a thing does not have to be monumental to express perfection.

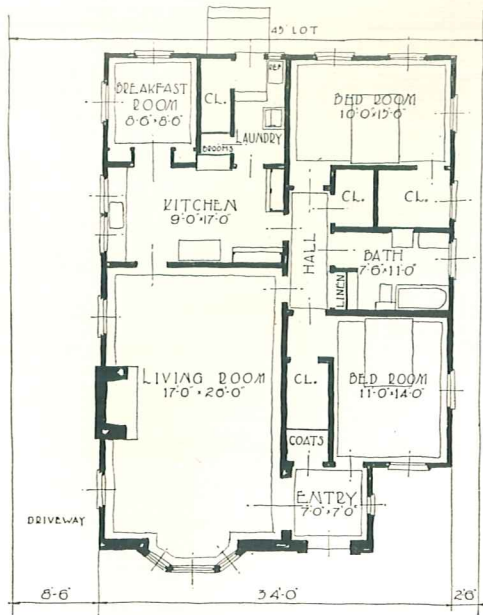
Painted white, with green blinds and gray-green shingles, this house will grace any neighborhood.

Within, also, is an atmosphere of delicacy and refinement. Compact, yet with easy circulation throughout; exceptionally complete as to fittings, closets, and the like.

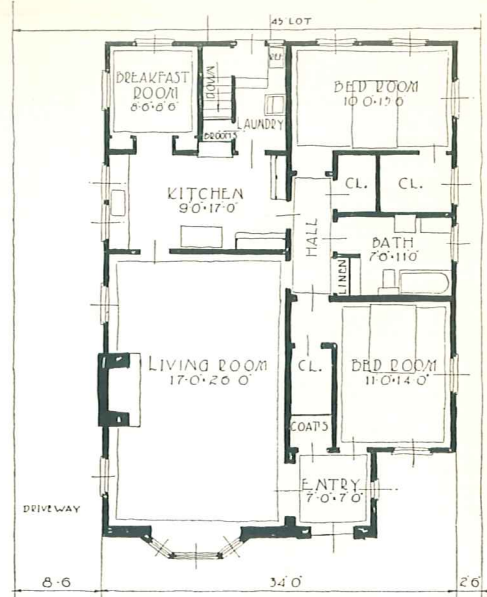
For a 50-ft. lot; southern exposure. 931 sq. ft. floor space. Architect's cost estimate \$3500.00.



CLIFFORD A. TRUESDELL, JR., Architect



FLOOR PLAN

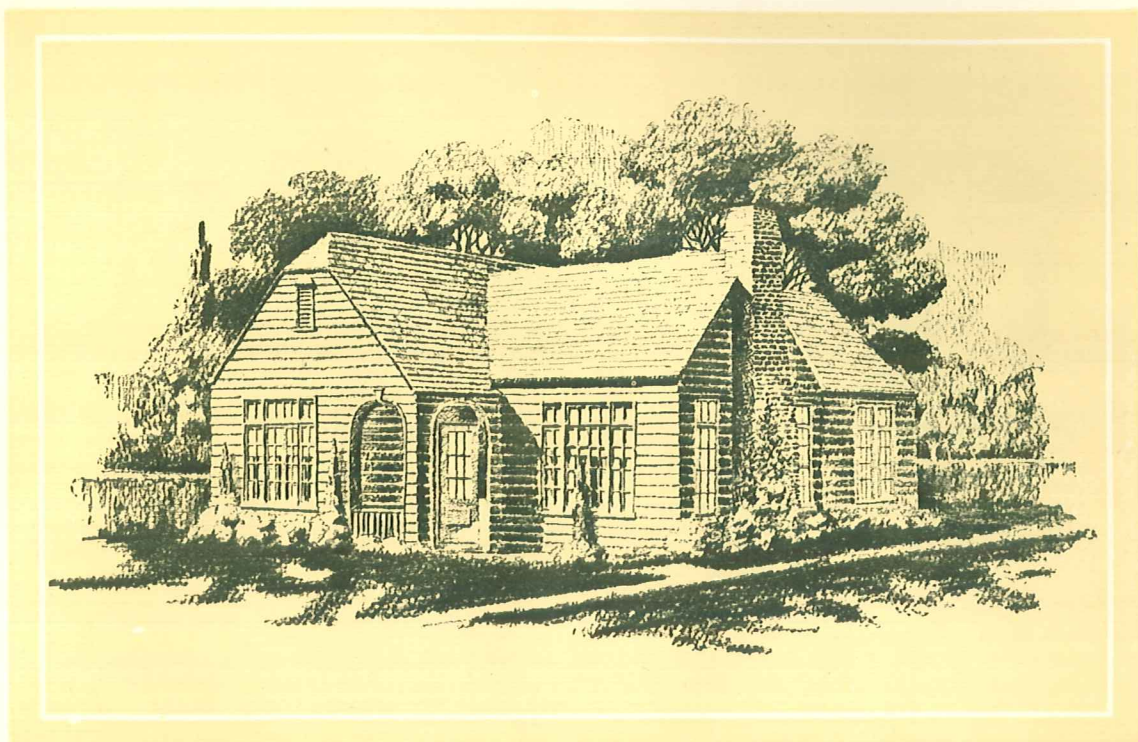


ALTERNATE FLOOR PLAN

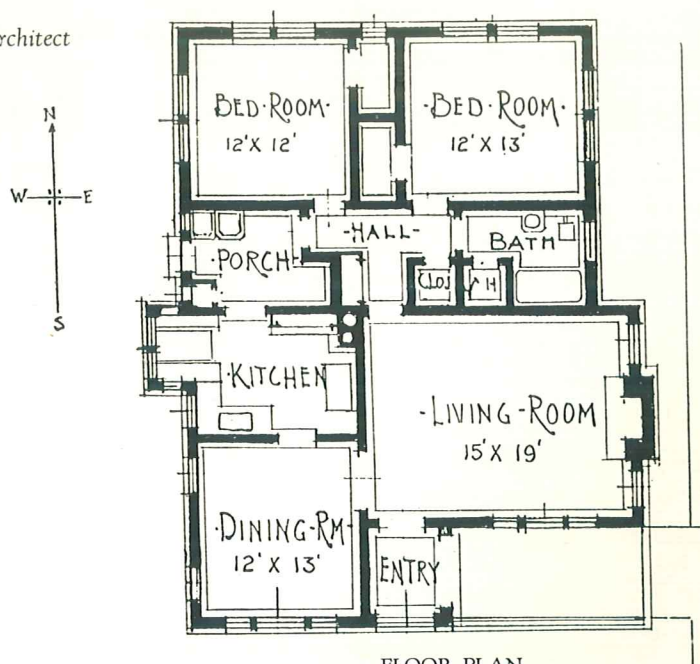
San Rafael

THIS home is not as small as would appear at first glance. Both the living room and kitchen are larger than in many spacious houses. We call attention to the happy arrangement of the kitchen, situated directly off the living room. Should the breakfast room prove too small for some oc-

casions, the end of the living room will easily accommodate a dining table conveniently located. Note the very large closets in the bedrooms, and the convenience of closets everywhere. Architect's cost estimate \$4680.00, with basement \$5378.00.



Honorable Mention
CHAS. F. MAURY, Architect



FLOOR PLAN

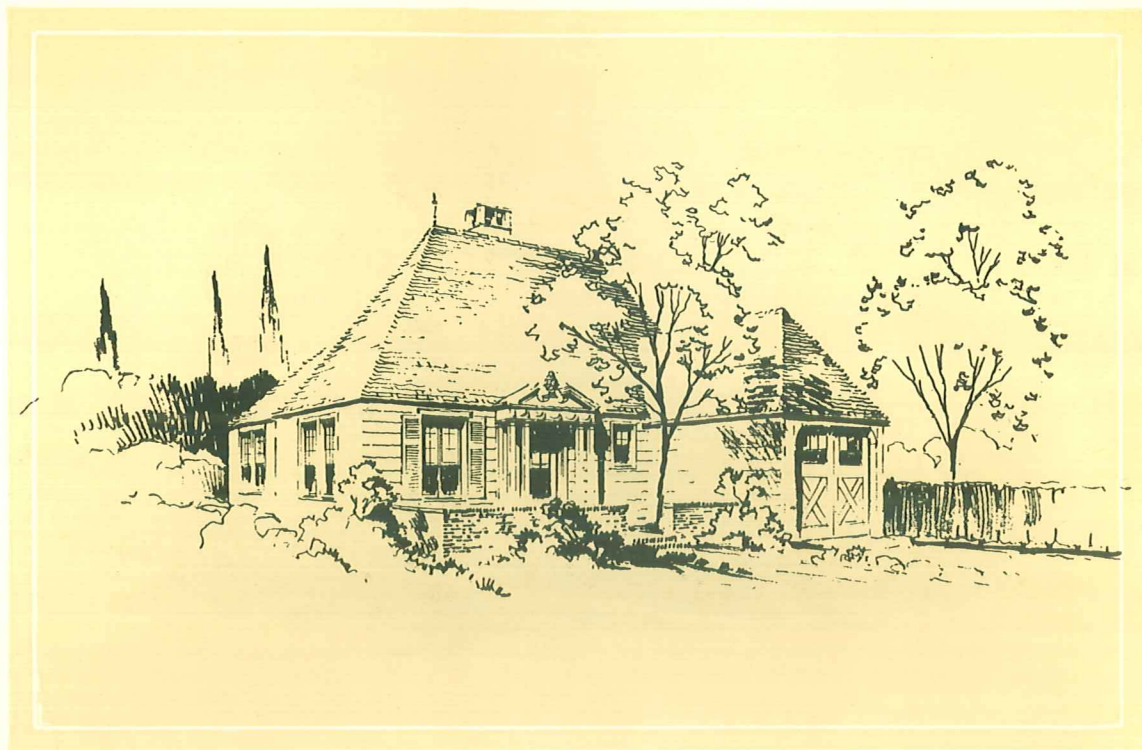
Cottage

GROUPED mullioned windows and snubbed gables figure effectively in producing this pleasing design of modified English trend.

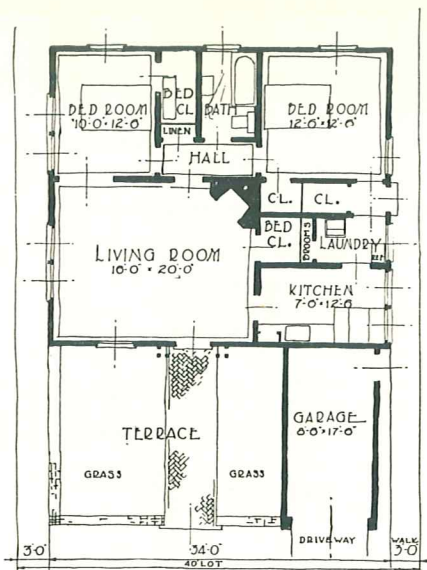
Plenty of sunshine is assured to its inhabitants. It is a design, too, that will improve in desirability as it grows older.

Placing of the rooms has been accomplished with excellent relationship. It is a house easy to care for, compact—yet with an air of spaciousness.

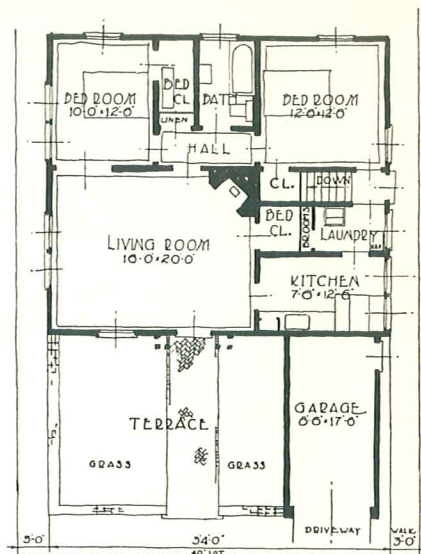
Designed to face south on a 50 ft. lot. Five rooms plus enclosed back porch with laundry tubs and broom closet. Architect's cost estimate, \$5200.00.



CLIFFORD A. TRUESDELL, JR., Architect



FLOOR PLAN



ALTERNATE FLOOR PLAN

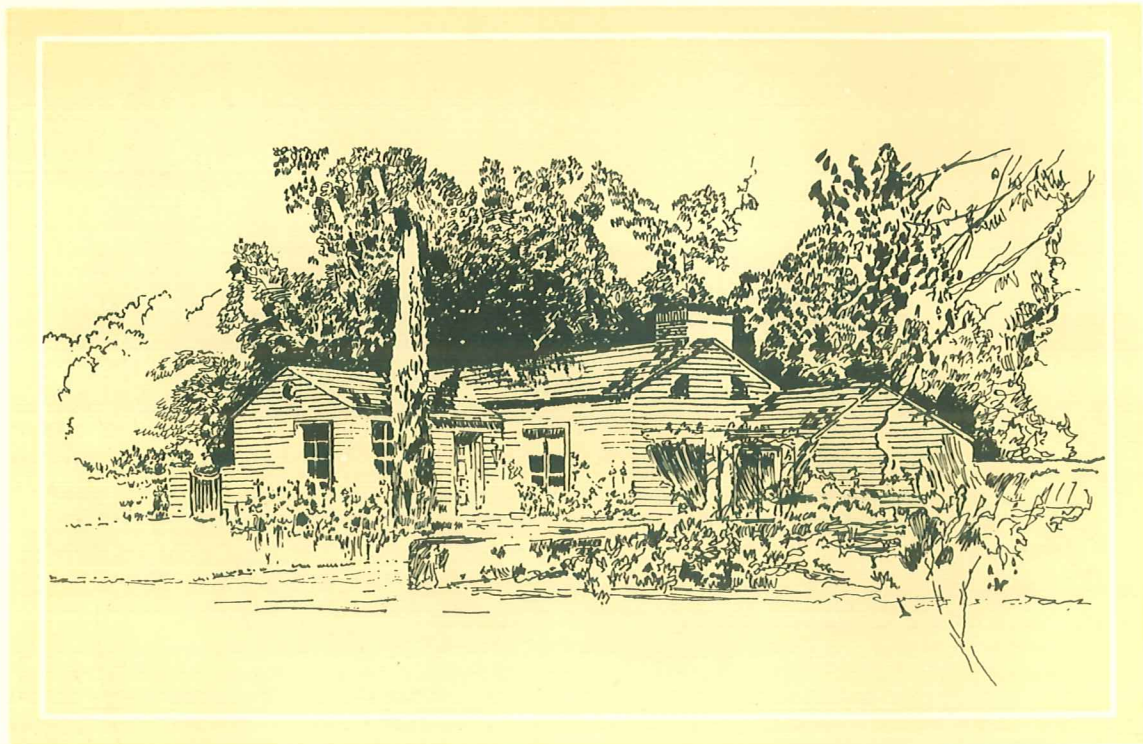
Hampton

A BRIGHT, sunny small home. Both bedrooms and the living room have windows on two sides. The bed closet off the living room provides extra accommodations for the unexpected guest. A cozy warmth is given the terrace by the sheltering garage and the low wall.

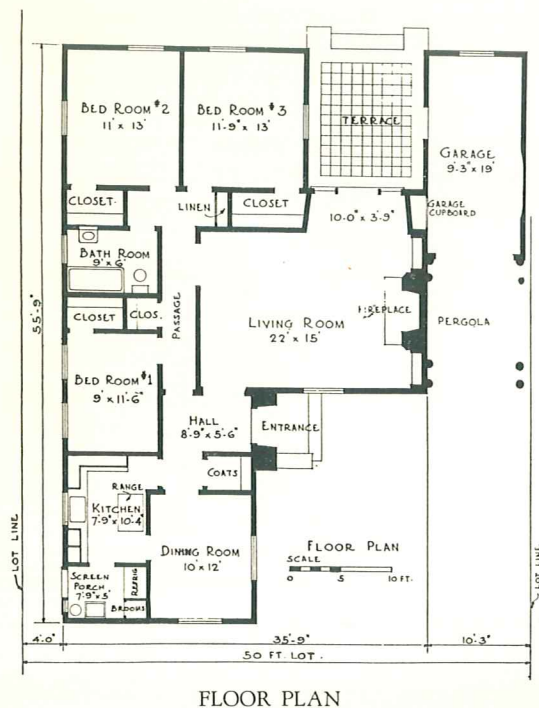
The dimensions are small, but the arrange-

ment so carefully worked out that convenience and efficiency, without cramping, result.

This house can be built of beautiful, lasting California Redwood for surprisingly little money. Architect's cost estimate \$3675.00, with basement \$4190.00.



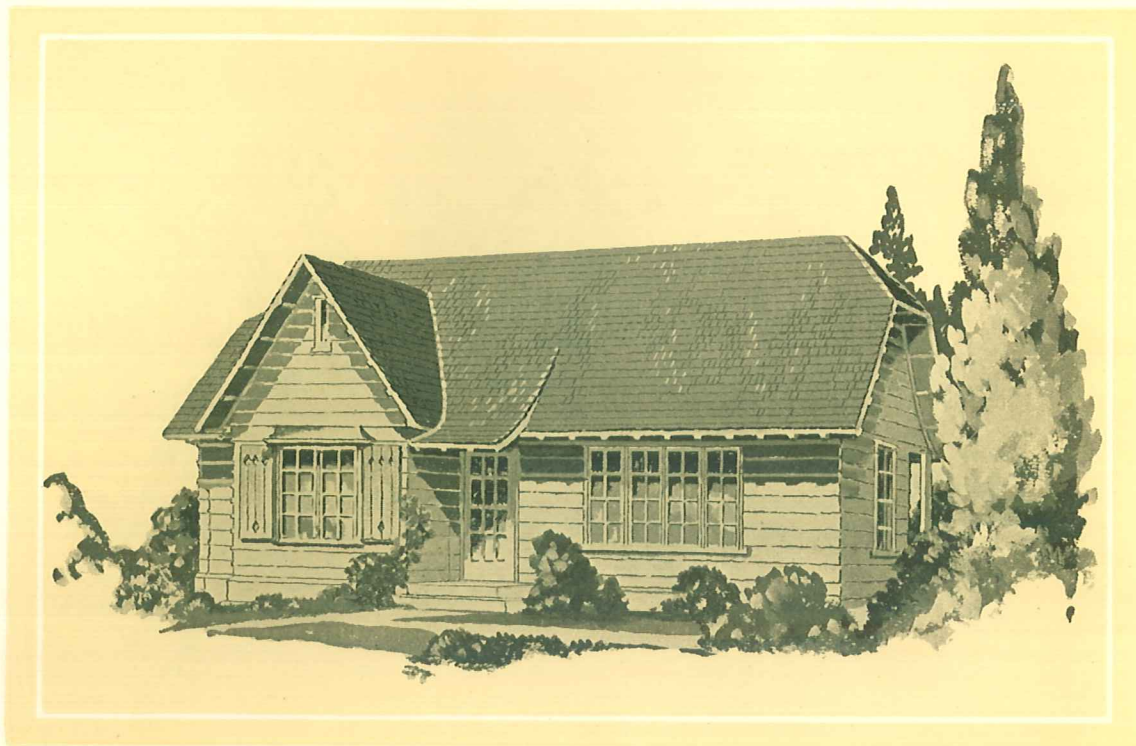
R.D. MacPHERSON, Architect



Vale

A LARGER and more complete house than a first glance at the architects' illustration would indicate. Three bedrooms, living room, and dining room provide ample accommodations for a moderate sized family. French doors to the enclosed terrace from the living room is an unusual and attractive feature. The entrance hall and passage way permits nice isolation of the unrelated parts of the home. Count the closets and cupboards—eight of them all together.

The garage hidden away behind the pergola turns a problem into an attraction.

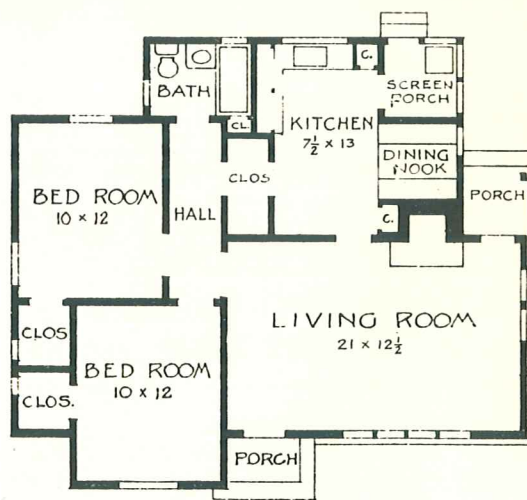


ERNEST IRVING FREESE, Architect

Tom Thumb

THIS house, of moderate size, but so compactly arranged as to prove simple and inexpensive to build, will delight the lover of simple, appealing architecture. The roof lines give a snug, inviting coziness—an effect which is emphasized by the substantial eaves. Notice the fine window design. They are many and large, but instead of breaking the wall line they actually seem to lend to it.

Many closets successfully introduced into the bedrooms and hall will simplify housekeeping in small dimensions. The living room will easily serve as a dining room should the nook prove inadequate.



FLOOR PLAN



